

**DESIGN & ACCESS STATEMENT****The Cheese Bar, Unit 93 - 94, Chalk Farm Rd, Chalk Farm, London NW1 8AH****May 2023**

This statement forms part of a Listed Building Consent Application concerning The Cheese Bar, Unit 93-94, Chalk Farm Road. It is not a standalone document; it must be read alongside the plans which constitute the principal information.

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**1.1 Design considerations**

The design proposal for The Cheese Bar on Chalk Farm Road at Camden Market, from the outset has considered the Grade II\* listed nature of the building. The intention has always been to respect the listed nature.

All exterior is to be kept and remain. The existing signage will be maintained and refreshed. Exterior outdoor moveable furniture will be replaced.

In terms of internal alterations, we propose to build off the existing kitchen partitions (see 1082 - 101 *The Cheese Bar - GA Plan*) to create one new ambulant toilet. Due to the Grade II\* listed nature of the building, we will not be fixing into the existing listed shell. The WC partitions will be built using 3X2 CLS timber battens fixed into mortar joints to form the WC. 12.5mm moisture resistant plaster board will be used to form the wc walls and ceiling. The unit currently has no toilets and customers have to use the public toilets within Camden Market. The purpose of adding a toilet is to help attract more customers and elevate the customer experience. An existing drainage point which comes from the WCs on the first floor (see *Figure 1 & 2*) will be connected to at unit level (marked in the attached plan) is located in the corner of the restaurant (by the existing cheese fridges) and this is where we propose to connect the drainage/waste for the proposed toilet, requiring no additional drainage points to be added. We propose to pick hot and cold-water supply from the kitchen for the WC. We proposed to connect the WC ventilation to the existing extraction duct.



Figure 1

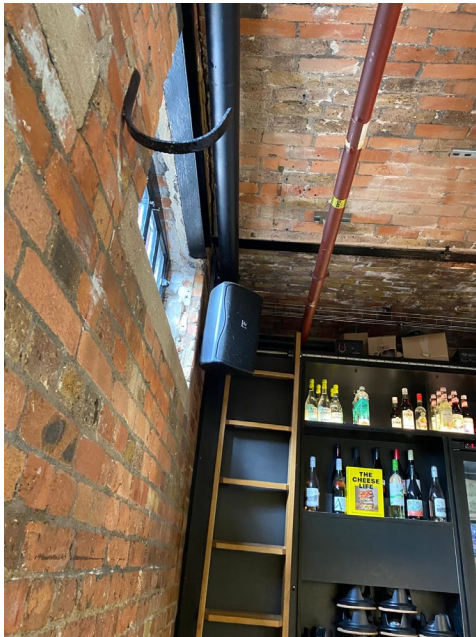


Figure 2

The fit out will comprise the installation of a new central counter, booth seating and a bar (see *1082 - The Cheese Bar - Proposed View 1, View 2, View 3, View 4 & View 5*). The central counter will have a conveyor belt incorporated, this is a unique feature & main attraction of The Cheese Bar, which the Camden site doesn't currently have. By adding this, we believe this will attract more people to the Camden site and boost business, whilst helping the surrounding businesses within the Camden Market too.

We propose to add in a new sink within the central bar for hand wash facilities, this will be connected to the existing drainage point within the central bar.

All new bar stools and new fixed seating will be floor fixed to the existing raised flooring. This will be the same within the central counter, conveyor belt and bar.

The existing reclaimed wood floor is currently raised off the listed floor, this will ensure the listed flooring is left untouched. All new fixed elements are away from the brick wall, respecting the listed nature. These new elements are conceived as contemporary, free-standing elements within the volume of the space, not built-in. All the internal columns and brickwork will be left exposed and untouched, in order to maintain the open spatial characteristic of the units. The proposed work is also considered reversible.

In terms of internal decoration, all existing white tiling on walls throughout is to remain. Within the bar, we propose to remove the white tiles to the bar splashback (located in the corner by the entrance) and replace with new yellow (see *1082 - The Cheese Bar - Proposed View 3*) - these will be fixed the same as the white tiling previously. The existing plastered wall is to be repainted. Finishes to the new proposed WC created will comprise of new paintwork & tiling to the new proposed plastered stud partition (see *1082 - The Cheese Bar - Proposed View 5*). The proposed internal decoration is considered reversible and respects the listed nature of the building.

Flooring to the main restaurant will be retained. We propose to retain and reuse the existing safety flooring however, where the current central bar is, we will need to reduce the sqm of safety flooring and replace it with wooden flooring to match existing due to the new footprint of the central counter.

All new proposed lighting will be hung from existing and new cable trays to ensure there is no interference/damage to the listed ceiling. Any new fixings for cable tray/lighting will be made into the mortar joint.

### *1.2 Access statement*

All entrances and exits will remain the same. Access for disabled persons remains unchanged by the scheme.

## **2. CONCLUSION**

It is considered that the proposed is sensibly designed, well considered and respects the setting, character and appearance of the listed building

The proposals are considered to have no detriment on the original building character, architectural style, heritage assets and setting of the Grade II\* listed building and we hope as a result they should be approved.



## PROPOSED VIEWS



1082 - The Cheese Bar - Proposed View 1



1082 - The Cheese Bar - Proposed View 2





1082 - The Cheese Bar - Proposed View 3



1082 - The Cheese Bar - Proposed View 4



1082 - The Cheese Bar - Proposed View 5