

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SITE AT UNIT 2, 4 PARK END, LONDON NW3 2SE

PLANNING APPLICATION BY MR DONALD MACKINNON

DESIGN & ACCESS STATEMENT

November 2013

Robert Savage & Associates
11 Eton Garages
Belsize Park London NW3 4PE

1. INTRODUCTION

- 1.1 This Design and Access Statement accompanies the planning application submitted to Camden London Borough Council (the “LPA”) by Mr Donald Mackinnon for the change of use at Unit 2, 4 Park End, London NW3 2SE from a workshop and premises, use class B1, to a live/work studio flat and workshop (sui generis).

2. ASSESSMENT

Physical Context

- 2.1 Unit 2, 4 Park End, is located in a group of two storey buildings originally built as workshops. They are situated between South Hill Park and South End Road in the South Hill Park conservation area.
- 2.2 The other three units which comprise 4 Park End are a design studio, a property agent and a clothing designer /manufacturer with live/work accommodation. The other properties in Park End include a doctor's surgery, dwelling houses and offices.

3. DESIGN

Amount of Development

- 3.1 The proposal involves minor internal changes to enable the change of use.

Layout

- 3.2 The overall area of the property is 60m². The proposed change of use will provide a 45.9m² studio flat incorporating an open plan living and kitchen area, bathroom and a 12.05m² of separate workshop space.

- 3.3 The proposed layout of the accommodation will have no material impact on the amenities of adjoining occupiers.

External Appearance

- 3.4 There will be no change to the external appearance of the property.

4 JUSTIFICATION FOR CHANGE

- 4.1 The change of use is proposed in accordance with the guidelines given in Camden Development Policies 2010-2025 DP13, in particular point 13.9.
- 4.2 Since 1997 Unit 2, 4 Park End has supported the construction, conservation and restoration of all types of early keyboard musical instruments. The present group of three people working there has accumulated over 100 years experience in the field. They use the methods and materials which, as far as possible, match those employed by the original craftsmen of the 17th, 18th and 19th centuries. They wish to maintain the continuity of employment that this space provides within Camden which, historically, was a centre for these activities. At the same time they seek to pass on skills and experience to a younger generation, an endeavour at which they have been singularly successful. Camden itself is home to two internationally renowned collections of early keyboard instruments with which all members of the group have been closely associated. They also work for other institutions and collections, both public and private, at home and abroad.

Because of the high rateable value, rapidly increasing utility charges and a decision to concentrate on the conservation and restoration rather than the manufacture of instruments the group has reassessed their use of space within the unit. Much of the current space is used to store materials and these, along with now redundant machinery, will be moved out so that the reduced working area in the proposal will be sufficient for the business to continue without loss of employment, The living space provided would be available to a member of the

group, further improving the economic viability of the unit.

5 ACCESS

- 5.1 The application site lies 90m from Hampstead Heath Overground and Rail Station and 800m from Belsize Park Underground Station on the Northern Line. A number of buses depart from South End Green, which lies 100m away, serving local destinations and Central London.
- 5.2 The existing main entrance to the property is by way of a gently sloping threshold.

6. LIFETIME HOMES STANDARDS

- 6.1 The proposals fully comply with the current requirements of Part M of the Building Regulations. Accordingly, all Lifetime Homes standards, where applicable, will be complied with (see separate document for a detailed response).

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