



Design and Access statement

Retention of the use of the site as an A3 Café (Retrospective) to include the provision of an extract ducting system as proposed at Trents, 90 Leather Lane, London, EC1N 7TT

Prepared by Drawing and Planning Ltd

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Design and Access Statement

0.0 Summary

This supporting Design and Access Statement has been prepared by Drawing and Planning Ltd, Mercham House, 25-27 The Burroughs, Hendon, London, NW4 4AR (0208 202 3665).

This statement supports a planning application submitted on behalf of the applicant. This statement briefly outlines the design principles of the layout and addresses the access issues.

This statement accompanies a part retrospective planning application for the Change of Use of the existing basement & ground floor café (class A1) to a café (class A3) with the provision of an extract ducting system as proposed.

The purpose of this statement is to justify the planning application proposals and to demonstrate that the proposal will positively enhance the area and have no adverse effects on the immediate or surrounding environment.

1.0 Introduction and Aims

This supporting Design and Access Statement has been prepared to regularise the Change of Use at Trents Café, 90 Leather Lane, London, EC1N 7TT. The site has been identified on the location plan within the attached drawing pack.

The subject is located within a parade of shops located along Leather Lane. It has been identified that the subject site lies within the Hatton Garden Conservation Area.

The current scheme has been designed by Drawing and Planning Ltd and the detailed drawings to accompany this application are attached.

2.0 The Site



Fig. 1: Map showing the location of Trents Café, 90 Leather Lane, London, EC1N 7TT



Fig. 2: Existing View: Trents Café, 90 Leather Lane, London, EC1N 7TT



Fig. 3: Existing View: Rear elevation showing the extract system to the neighbouring property

3.0 Site and Surrounding Area

Site and Surrounding Area:

The application site is a five storey mixed use mid-terraced property located in a parade of 7 units on the eastern side of Leather Lane between Hatton Wall and Clerkenwell Road.

The subject building is not listed; however it is situated within the Hatton Garden Conservation Area and the Leather Lane Neighbourhood Centre. The Leather Lane neighbourhood centre consists of 66 shop premises and holds a regular street market. The centre has a good stock of retail uses, over half of all premises. Food and drink uses are also well represented in this centre comprising just over a quarter of premises, with the outlets being a mixture of cafés, pubs, and take-away outlets.

The basement and ground floor unit, which is the primary subject of this application is in use by Trents Café and is currently operated as a Class A3 - and has been doing so since the beginning of its lease in 2005. (Please refer to Appendix 2.0: Trents - Lease Agreement).

The upper floors of the subject site support multiple self-contained residential flats with the applicant himself occupying one of these units. No alterations or works are proposed to be undertaken with regard to the use of the upper floors. Accesses to these residential units are provided from Leather Lane and will not be altered as part of this scheme.

The properties opposite the subject site support a parade of shops that boast a range of mixed uses with retail and other commercial activities located at the ground floor with residential units above.

The immediate and surrounding area is well served by public transport services. A desk based search of the application site confirms that the location of the application building has a PTAL rating of 6b which is regarded as being “excellent”.

Landscaping:

No changes are proposed to the existing landscape as a result of the development works. There are no trees on the site that can be affected by the use proposed.



Fig. 4: Front elevation 90 Leather Lane

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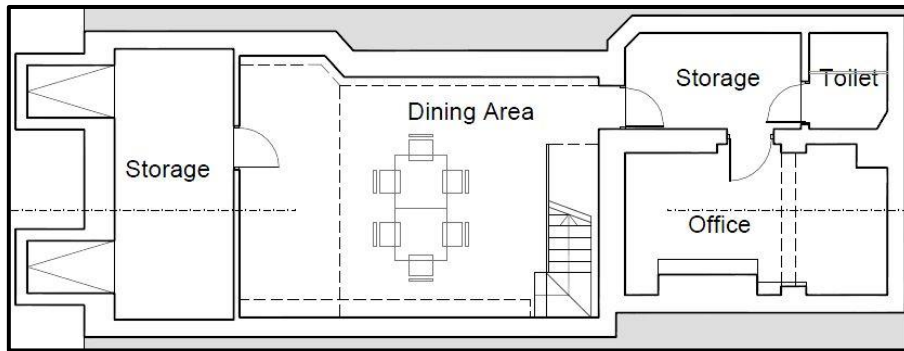


Fig. 5: Existing Basement Level

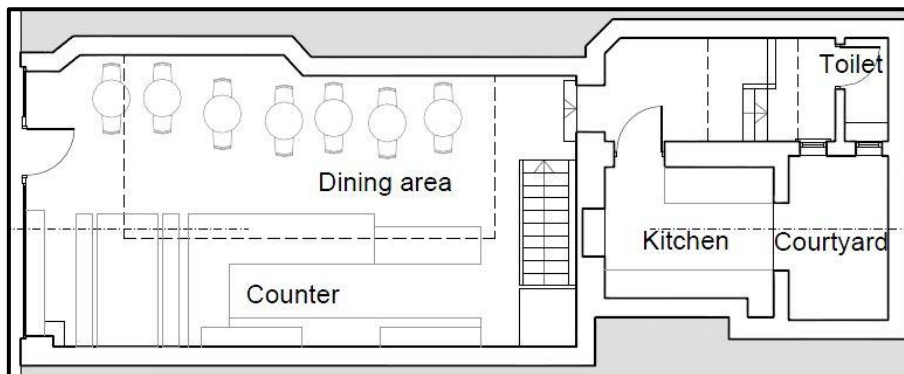


Fig. 6: Existing Ground Floor Level

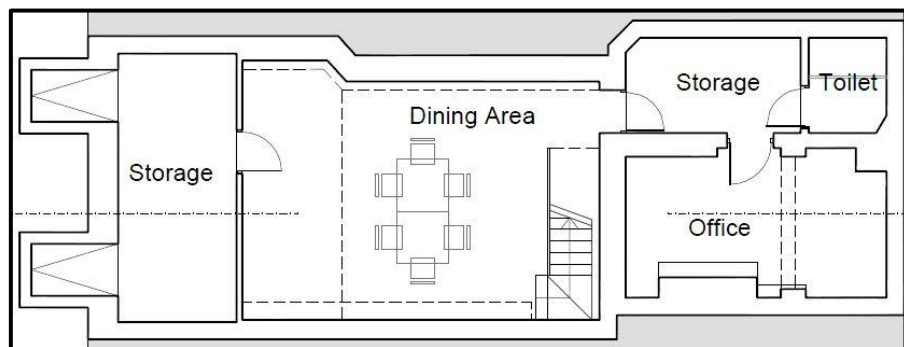


Fig. 7: Proposed Basement Level

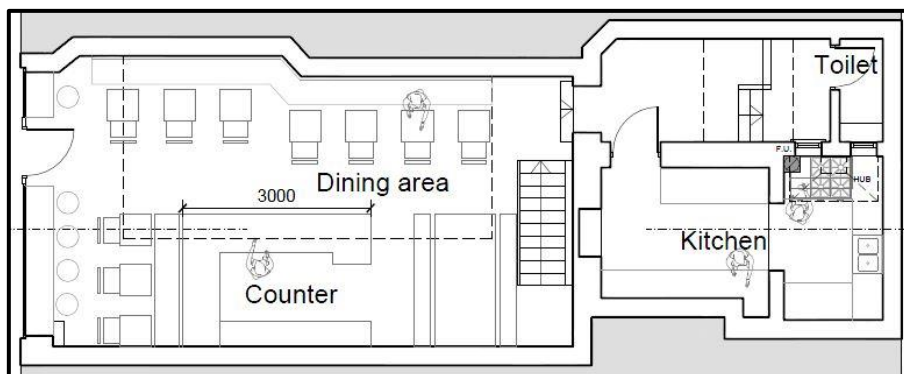


Fig. 8: Proposed Ground Floor Level

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4.0 The Design

The proposed café has been developed in conjunction with the relevant policies identified in the London Borough of Camden planning documents. The current café provides employment opportunities, prevents crime and creates an area which meets the cultural, social, environmental and economic needs of the surrounding community.

The change of use will not alter the design features of the existing building with only minor alterations to the former layout having taken place from the previous Class A1 use. The proposed change of use will not undertake any structural works to the existing building.

No works are proposed to be undertaken to the front elevation of the existing café unit. The existing large glazing will provide more than adequate views into and out of the premises. This will ensure that the uniformed look of the parade of shops is unharmed.

As part of the 'proposed' element of this application, the design requires the installation of a new extractor fan and ducting system in order to comply with commercial kitchen requirements. This extractor fan ducting system will be placed to the rear of the building. The top of the extractor will finish 2.0m above the closest residential unit window and will remain subservient to the existing ridge height of the roof. The installation of the extractor will not alter the visual amenity of rear façade as an extractor fan has already been installed to the neighbouring property at number 88 Leather Lane.

Access to the front and rear of the property will be retained without alteration. (Please refer to the site and elevation plans attached). Overall the visual amenity of the existing environment will be unaltered from what currently exists.

No further works are proposed to be undertaken on the residential levels. The proposed extractor fan will not affect the visual outlook or privacy of the existing or surrounding residential residents.

The proposed change of use will not undertake any structural works to the existing building as shown on the existing & proposed plans provided. The proposed plans submitted with this application show that the layout of the former retail space has been replaced with the restaurant dining/serving area. The store room to the rear of the property has been replaced with a commercial kitchen with WC facilities positioned to the rear of the ground floor unit for use by the employees and customers of the proposed restaurant.

The existing café currently employs one full-time member of staff with support from three part-time employees. As part of this application, the applicant would look to increase the number of local job opportunities by providing four full-time positions supported by one part-time position.

The existing café currently supports opening hours set at 8am-6pm as was the requirement from the site's former use as an A1 café. As part of this application for the change of use of the site, the applicant looks to extend the opening hours from 8am-10pm. This minor alteration to the hours of operation is considered essential to enable the site to meet the demands from local residents who primarily frequent the site.

The materials used for the establishment of the café are complimentary to the immediate and surrounding environment.

5.0 Policy Considerations

The proposed change of use is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5: *Managing the impact of growth and development*, policy CS14: *Promoting high quality places and conserving our heritage*; and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24: *Securing high quality design*, policy DP25: *Conserving Camden's heritage*, policy DP26: *Managing the impact of development on occupiers and neighbours* and policy DP30: *Shop fronts*.

Assessment

The proposed change of use contributes to the goal of providing an environment where local residents have access to local services, preventing the need to travel long distances. This is supported by the petition, signed by many customers who either live or work in the local area. (Please see Appendix 1.0: Signed petition by local residents in support of the scheme). The proposal seeks to provide an additional service while also providing an increased working environment within the Camden area, therefore ensuring that this mixed use site continues to provide a sustainable living and working environment.

The location of the café is considered ideal due to its location to public transport facilities. The provision of the café--which is an activity/use that is often encouraged to promote an area due to its social appeal with locals and surrounding residents--would attract people to this area increasing the local economy while providing additional jobs.

The restaurant will continue to provide a greater number of jobs than that of a retail store. The greater number of jobs along with a larger number of local suppliers who supply the restaurant/café is highly beneficial for the local economy. The existing A3 use class will also provide a social facility where residents could socialise without having to leave the area to access such an establishment. The proposed use is a great substitute to other social establishments such as Public Houses (pubs) in the area.

The proposed change of use will not have an adverse effect on the distribution of local shopping facilities within the area or along the parade of shops since it has been long established within the area. The loss of the former retail store is compensated by the many retail stores existing along the parade of shops.

The change of use to the café (Class A3) will not result in less than 50% of the 66 units within the Leather Lane Neighbourhood Centre, being designated for retail use. Therefore the proposal complies with the Revised Planning Guidance for Central London: *Food, Drink and Entertainment, Specialist and Retail Uses*.

The proposed café is considered to have a positive impact on the immediate and surrounding residents as it provides them with an additional location where they are able to meet and socialise.

The café provides a greater number of jobs than the existing retail use and will use a greater number of local produce suppliers, therefore stimulating the local economy. The close proximity to public transport facilities and the location of the site is it considered that many patrons will arrive using the tube or bus.

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The proposed change of use still maintain a compatible shop frontage ensuring the existing character of the conservation area and neighbourhood centre is maintained and will not create a significant break in the frontage.

The refurbishment of the ground floor will provide a place that people can meet and socialise. By attracting people to the area during the day time and night time, increases the amount of passive surveillance in the area making it a safer place. These benefits are considered to be a result of good design and the retention of the large window at the front allowing people to see in and out.

The proposed alterations created by the change of use are considered to be minor. The proposed flue extractor will be located to the rear of the subject site. The installation of the flue will not disrupt the character or appearance of the rear façade as it is not visible from any public open space or viewpoint.

The location of the subject site to public transport facilities, along with no site parking will encourage potential patrons to travel to and from the site using public transport facilities. The proposed change of use is not considered to have any detrimental effect on the immediate or surrounding transport system.

Overall, the existing café provides a beneficial service to its immediate and surrounding community and has done so since the café was first establishment in 2005 (8 years ago). The applicants wish to continue to provide the community with a place and space to enjoy.

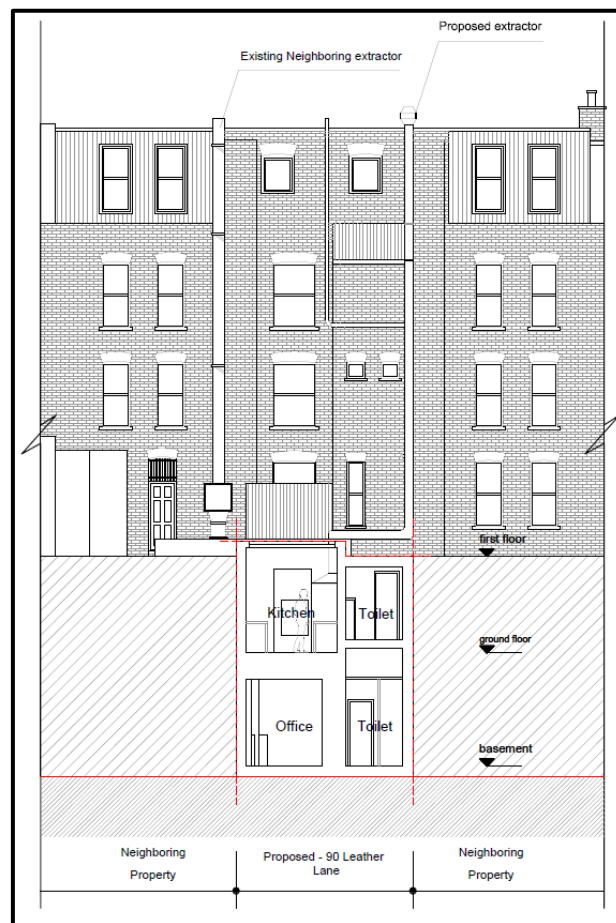


Fig. 9: Proposed Rear Elevation

6.0 Accessibility

Vehicular Access and Parking:

Whilst there is no off-street parking available on site or along Leather Lane (one way), the site is well served by buses and is located close to Chancery Lane and Farringdon Tube stations, providing excellent transport options for potential customers.

The proposed use is unlikely to generate any traffic over and above that which might be generated by a retail shop use. It is therefore considered that there are no parking or highway concerns as a result of the proposed use.

Inclusive Access:

The proposed scheme has no impact on the accessibility of the existing site. The private access to the residential units on the upper floors will be retained as existing. Access to the site and residential units is clearly identified on the plans provided.

Disabled Access:

Access to the ground floor restaurant/café is via the main doors and is compliant with Part M1 & M2 of the Building Control Act.

Refuse and recycling:

The proposed development works will not affect the existing arrangements or requirements for rubbish collection. No changes will be made to the provision of bins suitable to serve the existing unit.

7.0 Conclusion

Proposal:

The proposal is consistent with the relevant planning provisions outlined above and, in our opinion, is one that will give rise to an appropriate activity in this part of the city. The proposal will continue to create a vibrant atmosphere along Leather Lane. The proposal is demonstrably benign in terms of characteristics and effect to the immediate and surrounding environment and is one that will complement the area. However, should the council require, the applicant would be happy to accept a condition on an applicant specific basis, where the unit would revert back to its original use upon vacation.

Based on the above statement it is clear that the change of use of the Class A1 unit to a Class A3 café will have no adverse effect on the natural or built environment.

The proposal is commended to the Council for approval, subject to such conditions as may be appropriate in the circumstances.