

Our reference: JPP/20535.00001

Design and access statement

Application for change of use from an A1 to a mixed A1-A3 restricted use for 43 Chalk Farm Road

Design

The applicant seeks permission for a change in use to allow the premises to be converted from an A1 to a mixed A1-A3 use at 43 Chalk Farm Road. Currently the premises serves pre made food which has been heated up. The proposed mixed A1-A3 use will have restricted cooking facilities, and continue to only serve foods such as pizza and paninis which have been made offsite and which will only be heated up using an electric pizza oven. The applicant considers that the A1-A3 restricted use would be more in line with the trade which has taken place over the past 4 years and continue with the existing the goodwill which has been built up at the premises. The applicant is keen to stress that there will be no cooking materials on site such as a stove, cooker, or hob – only an electric pizza/Panini warming oven. This is the main basis of applying for the restricted A1-A3 mixed use. Additionally, there will be more seating internally than a usual A1 premises, with the premises comprising of 50% deli and 50% seating.

Visually, the fascia at the front will remain the same in keeping with Camden's core strategy for Chalk Farm Road, of retaining mixed street frontage of restaurants, bars and specialist shops.

The applicant proposes to remove the roof terrace from public access and no longer serve food or allow customers out there. Unlike previous applications, this application is for a change of use with restrictions and (with the removal of the roof terrace) a decrease in the total size of the premises as opposed to previous applications which were for a complete change of use to a restaurant which would exist over a larger area.

Access

There will be two floors (the ground floor and the mezzanine level) in which the premises operates and the roof level will be closed off. This means that the premises is accessible for members of the public who visit at lunch time and indeed for ground floor customers in wheelchairs, something that Camden council actively supports.