



## **DESIGN AND ACCESS STATEMENT**

**67 - 68 Hatton Garden  
Camden, LONDON  
EC1N 8EB**

**DATE: 26<sup>th</sup> November 2012**

## **1. SUMMARY**

- 1.1. This supporting 'Planning, Design and Access Statement' has been prepared by Ideal Planning and Design Ltd, on behalf of Performance Studio Training Ltd. It accompanies a planning application for a part conversion of the existing B1 office use to D2 gym use at Lower Ground level at 67-68 Hatton Garden.
- 1.2. The premises have been vacant for over 24 months, with no interest from prospective tenants for office use. This application will return the premises back into commercial use for a substantial period of time as well as providing 10 new jobs and increase the amenity facilities on offer to the local community.

## **2. The Site and Surrounding Area**

### **The Location and Site**

- 2.1. The application site is situated within the London Borough of Camden. The site is within the Hatton Garden terrace of buildings.
- 2.2. The site is located on the lower ground floor level of a 7 storey (plus basement) office building with retail space to the ground floor.
- 2.3. The property is surrounded by a mix of 5-7 story buildings, with office space above and ground floor retail use.
- 2.4. The site is very well served by public transport with bus routes on the nearby Clerkenwell and Farringdon Roads. The Farringdon Underground and Rail Station is a short walk away to the East, with Chancery Lane Station to the South-West on the Central Line.

## **3. Use**

- 3.1. The existing property has permission for B1 Office Use but has been vacant for over 24 months.
- 3.2. The space has been marketed through a variety of means by local estate agents Pearl & Coutts Ltd for the past 25 months. Please see the letter contained within Appendix 2 from Pearl & Coutts Ltd confirming this.
- 3.3. The proposal is to convert part of the B1 Office use to D2 Use as a gym. .
- 3.4. The D2 use will provide a premier training facility to Hatton Garden and the wider community by initially offering bespoke personal training.
- 3.5. The proposed D2 use as a gym will generate approximately 10 jobs in the first year with a capacity for up to 15 staff thereafter. These would include a Manager, Front Desk Assistant, Trainers and Cleaners. The business will also indirectly employ an accountant.

**3.6.** The Gym will be open to the public as follows:

- Weekdays: from 6AM to 9PM
- Weekends: 6 AM to 6PM

**4. Planning Policy**

**4.1.** The Core Strategy forms part of the Camden Local Development Framework, adopted November 2010. Core Strategy Policy CS1 - "Making the Best use of Camden's limited land" states:

*"The Council will promote the most efficient use of land and buildings in Camden by:*

*.....*

- d) seeking development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site;*
- e) resisting development that makes inefficient use of Camden's limited land;"*

**4.2.** The policy clearly states that the council seek to approve development that makes best use of the land within Camden and will resist any proposals that are inefficient in land use terms. 67-68 Hatton Garden is currently vacant and has been for over xx months. This is an extremely inefficient use of the limited land within the borough. The proposal to convert the space for D2 use will maximise the use of the floor space of the property, creating a very efficient development.

**4.3.** Core Strategy Policy CS8 - "Promoting a successful and inclusive Camden economy" states:

*"The Council will secure a strong economy in Camden and seeks to ensure that no one is excluded from its success. We will:*

- a) promote the provision of 444,000 sq m of permitted office floorspace at King's Cross as well as in the range of 70,000 sqm of office provision at Euston with further provision in the other growth areas and Central London to meet the forecast demand of 615,000 sq m to 2026;*
- b) support Camden's industries by:*
  - safeguarding existing employment sites and premises in the borough that meet the needs of modern industry and other employers;*
  - safeguarding the borough's main Industry Area; and*
  - promoting and protecting the jewellery industry in Hatton Garden;*
- c) expect a mix of employment facilities and types, including the provision of facilities suitable for small and medium sized enterprises, such as managed, affordable workspace;*
- d) support local enterprise development, employment and training schemes for Camden residents;*
- e) recognise and encourage the concentrations of creative and cultural businesses in the borough as well as supporting the development of Camden's tourism sector whilst ensuring that any new facilities meet the other strategic objectives of the Core Strategy; and*

*f) recognise the importance of other employment generating uses, including retail, markets"*

4.4. Policy CS8 raises two points. Firstly, 514,000sqm of office space has already been granted planning permission throughout the borough, which goes a long way towards the target of 615,000sqm requirement by 2026. Considering the state of the economy at present and the first "double dip" recession for 40 years, the office market is continuing to be extremely difficult for landlords. It could be argued that the current forecast requirement of 615,000sqm of office space by 2016 is optimistic and that, in fact, the borough would be oversupplied with office space should the schemes at Kings Cross and Euston go ahead. The loss of 123sqm of office space in this case is extremely insignificant.

4.5. Secondly, part f of the policy states that the council should recognise the importance of other employment generating uses. The gym will create 10 new jobs. If the space was left as B1 office and tenanted, it is likely that the number of employees would be similar. Therefore, if the proposal was granted permission there would be no net loss of employment at this location.

4.6. Core Strategy Policy CS10 - "Supporting community facilities and services" states:

*"The Council will work with its partners to ensure that community facilities and services are provided for Camden's communities and people who work in and visit the borough.*

*This includes:*

*.....*

*d) providing a range of other community facilities to support Camden's growing population.*

*The Council will:*

*e) require development that increases the demand for community facilities and services to make appropriate contributions towards providing new facilities or improving existing facilities;*

*f) support the retention and enhancement of existing community, leisure and cultural facilities; and*

*g) facilitate the efficient use of community facilities and the provision of multipurpose community facilities that can provide a range of services to the community at a single, accessible location."*

4.7. Policy CS10 promotes the development of community facilities to support the local community. The gym provides a valuable leisure space in an area with no comparable alternative leisure uses.

4.8. Policy CS10 goes on to state:

*"Sports and leisure facilities*

*10.13 Camden's Open Space, Sport and Recreation Study Update 2008 identifies a shortage of indoor sports facilities in the borough, with the exception of swimming pools. "*

4.9. The council recognise that there is a shortfall of indoor sports facilities in the borough. The proposal for a new gym goes some way to rectifying this

4.10. The Camden Development Policies document forms part of the Camden Local Development Framework, adopted November 2010. Policy DP13, "Employment premises and sites" states:

*"The Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business unless:*

*a) it can be demonstrated to the Council's satisfaction that a site or building is no longer suitable for its existing business use; and*

*b) there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time. Where a change of use has been justified to the Council's satisfaction, we will seek to maintain some business use on site, with a higher priority for retaining flexible space that is suitable for a variety of business uses. When it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential uses or community uses, except in Hatton Garden where we will expect mixed use developments that include light industrial premises suitable for use as jewellery workshops. Where premises or sites are suitable for continued business use, the Council will consider redevelopment proposals for mixed use schemes provided that:*

*c) the level of employment floor space is maintained or increased;*

*d) they include other priority uses, such as housing and affordable housing;*

*e) premises suitable for new, small or medium enterprises are provided;*

*f) floor space suitable for either light industrial, industry or warehousing uses is re-provided where the site has been used for these uses or for offices in premises that are suitable for other business uses;*

*g) the proposed non-employment uses will not prejudice continued industrial use in the surrounding area. The Council will support the provision of live/work premises provided they do not:*

*h) result in the loss of any permanent residential units; or*

*i) result in the loss of sites in business or employment use where there is potential for that use to continue."*

4.11. Part b of policy DP13 is relevant in this instance. The property has been vacant for 24 months with no suitable offers to rent the space, despite marketing throughout the last 25 months. It is therefore considered that it is preferable for the council to grant a change of use to D2 rather than leave the space vacant as it is currently. Although the policy specifically states that change of use proposals within Hatton Garden are likely to be resisted, it should be noted that the landlord owns the entire building at 67-68 Hatton Garden and the change of use only represents a loss of office space of only around 4% of the total building floor area. When also considering the current very difficult economic climate, it is considered that a change of use in this location would be acceptable.

4.12. Policy DP15, "Community and leisure uses" states:

*"To help to meet increased demand for facilities, the Council will expect:*

*a) developments that result in any additional need for community or leisure facilities to contribute towards supporting existing facilities or providing for new facilities; and*

*b) suitable developments to make rooms available for local community groups to use or hire at a discounted rate, particularly where a development displaces or replaces a community facility.*

*The Council will protect existing community facilities by resisting their loss unless:*

*c) a replacement facility that meets the needs of the local population is provided; or,*

*d) the specific community facility is no longer required in its current use. Where this is the case, evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the specific community use and demonstrate that there is no demand for any other suitable community use on the site. Where this is successfully demonstrated, the Council's preferred new use will be affordable housing.*

*The Council will protect existing leisure facilities by resisting their loss unless:*

*e) adequate alternative facilities are already available in the area, and therefore no shortfall in provision will be created by the loss; or*

*f) the leisure facility is no longer required and it can be demonstrated that there is no demand for an alternative leisure use of the site that would be suitable.*

*The Council will resist the loss of premises that are suitable for continued theatre use. New community and leisure uses must be:*

*g) close or accessible to the community they serve;*

*h) accessible by a range of transport modes, in particular walking, cycling and public transport;*

*i) located in the Central London Area or in the Town Centres of Camden Town, Swiss Cottage/Finchley Road, Kilburn, West Hampstead or Kentish Town if they are expected to attract larger numbers of visitors. New community facilities must be provided in buildings which are flexible and sited to maximise the shared use of premises."*

**4.13.** Policy DP15 clearly shows that the council have a presumption in favour of community uses within development proposals. The strong wording resisting the loss of community uses clearly demonstrates how important these facilities are within the borough. The proposed gym should therefore be seen as a positive step towards providing a much needed D2 community use in the area.

**4.14.** Camden Planning Guidance 5: Town Centres, Retail and Employment forms part of the adopted Camden planning policy. Policy 6, "Employment sites and business premises" states:

*"• In instances where we accept the principle of redevelopment of an employment site, our priority will be to secure permanent housing and/or community uses.*

*6.2 We will protect existing employment sites and premises that meet the needs of businesses and employers. This guidance explains the circumstances when we will consider alternative uses for an employment site. It also provides*

*more information on marketing requirements and our approach to Hatton Garden, the Industry Area and mixed use developments.*

#### *Offices*

*6.3 Camden's Core Strategy sets out the projected demand and planned supply of office floorspace in the borough. We expect the supply of offices to meet the projected demand over the plan period and as a result we may allow a change from B1(a) offices to another use in some circumstances, such as older office premises or buildings that were originally built as residential dwellings. Our priority is for the replacement use to be permanent housing or community use. This approach is in line with policy DP13 Employment premises and sites in the Camden Development Policies.*

*6.4 There are a number of considerations that we will take into account when assessing applications for a change of use from office to a non business use, specifically:*

- the criteria listed in paragraph 13.3 of policy DP13 of the Camden Development Policies;*
- the age of the premises. Some older premises may be more suitable to conversion;*
- whether the premises include features required by tenants seeking modern office accommodation;*
- the quality of the premises and whether it is purpose built accommodation. Poor quality premises that require significant investment to bring up to modern standards may be suitable for conversion;*
- whether there are existing tenants in the building, and whether these tenants intend to relocate;*
- the location of the premises and evidence of demand for office space in this location; and*
- whether the premises currently provide accommodation for small and medium businesses.*

#### *Hatton Garden*

*6.6 As set out in the Core Strategy policy CS8 and policies DP1 and DP13 of the Camden Development Policies, the Council takes a different approach to development in Hatton Garden. Here the conversion of office premises to residential or D1 use will only be permitted where 50% of the floorspace is provided as affordable B1c space for use as jewellery sector workshops. Where proposals involve an increase in B1a or residential floorspace then 50% of the uplift must be provided as jewellery sector B1c space. In addition, the conversion of office premises will only be permitted where it can be demonstrated that they have been vacant and marketed for at least two years."*

- 4.15.** Although there is a general presumption against the loss of B1 office space in the area, particularly in Hatton Garden, it is clear from this policy that if a change of use is granted, preference will be given to housing and community uses (ie D2 use). The property has been vacant for 24 months and marketed unsuccessfully for 25 months, proving that there is no demand in the current economic climate for an office use at this particular location.



**4.16.** In addition, as stated above, the rest of the building is occupied by office and retail space and the change of use to D2 represents a loss of only 4% of the floor area of the existing property. It is therefore considered that part 6.6 of the policy is satisfied.

**4.17.** The National Planning Policy Framework (NPPF) has just been adopted in March 2012 and is the first step in an overhaul of the current planning system. Throughout the document, a "presumption in favour of sustainable development" is a strong theme. Although the wording to this can be interpreted in different ways, it is considered that a sustainable development is one that uses its site most efficiently and provides a sustainable use on site that can be used by the local community. The proposed D2 use at 67-68 Hatton Garden would certainly fit with this theme.

**4.18.** In addition, paragraph 22 of the NPPF states:

*"22. Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities."*

**4.19.** This policy is particularly relevant to the proposal, especially when considering the uncertainty with the UK economy and the demonstrated difficulty in letting the basement unit as B1 office space. The change of use to D2 would comply with the general thrust of paragraph 22.

## **5. Amount**

**5.1.** The existing B1 office use has an internal floor area of 230m<sup>2</sup>.

**5.2.** Proposed accommodation is as follows:

Proposed conversion of part of the B1 Use to D2 Use	Room Size
Gym	95sqm
Female Changing (shower/WC)	12sqm
Male Changing (shower/WC)	14sqm
Office Space & Shared reception area	107sqm



## **6. Layout**

- 6.1.** The proposed development is to be accessed from street level by way of an existing external staircase which leads to an entrance lobby.
- 6.2.** All areas and rooms will be accessed off the internal circulation space, reception and lobby.
- 6.3.** The existing space will be completely renovated, with upgraded services, changing and WC facilities.

## **7. Scale**

- 7.1.** The existing building is seven storeys high; no external changes are proposed and the change of use will not affect or alter the current mass or scale of the building in any way.

## **8. Landscaping**

- 8.1.** Due to the very urban nature of the site and its basement location, there is no scope to create any landscaping on site.

## **9. Sustainability**

- 9.1.** The proposed change of use will provide a sustainable use for the property, as the current office use has been vacant for an extended period.
- 9.2.** The change of use will provide an opportunity to upgrade, where appropriate and feasible, the existing fabric of the building and improve its energy efficiency.
- 9.3.** D2 use is a sustainable and appropriate option for this location, being well located for both local residents and workers in the area.

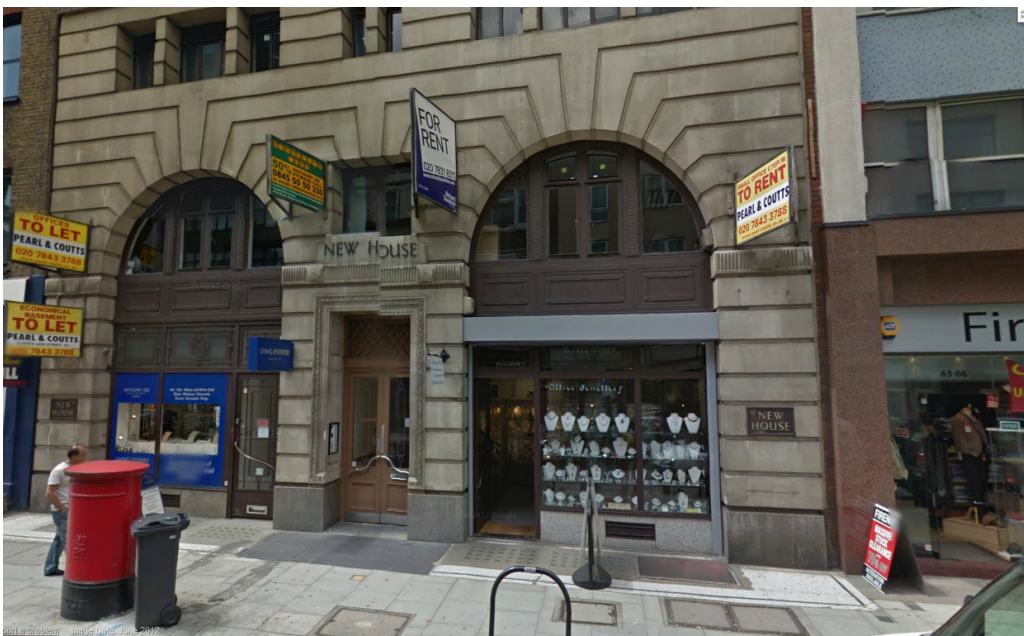
## **10. Design**

- 10.1.** The internal alterations to the space have been carefully designed to make best use of the available space, taking into account areas where natural light enters the building and creating rooms that do not require natural light within the centre of the floor plate.
- 10.2.** The external appearance of the building will not be affected in any way.

## 11. Access

- 11.1.** The main building above the subject site is accessed from pavement level at the ground floor. There is lift and stair access to the upper floors. The ground floor is accessed directly from the street.
- 11.2.** The lift does not descend to the basement level (the basement level providing the overrun/well facility) and there are no opportunities to provide an additional lift to the lower level.
- 11.3.** The internal stair provides an access/escape route to/from the basement area. However, it is narrow and does not provide opportunity for installing a chair platform stair lift for means of access.
- 11.4.** Due to the absence of opportunity to provide lift access to the basement level and the limited application of gym for wheelchair users, it is proposed that this part of the premises will be available for access by disabled people with a degree of mobility but not to wheelchair users.
- 11.5.** Where practicable, within the existing fabric and structure of the building, provision for the following has been included:
- Entrances: Level thresholds to all entrance doors and minimum clear widths to comply with Building Regulations Approved Document Part M will be provided.
  - Circulation: Internal ground floor access with minimum clear widths of unobstructed openings will be achieved.
  - Means of escape: the provision of a safe means of escape from the building is to be provided via compliance with Building Regulations Approved Document Part B.
  - Door widths and openings: All door widths and openings to meet minimum requirements of Approved Document M and BS 8300 (for clear openings, type and height of handles, vision panels, door closers etc).

## Appendix 1 - Photographs



## Appendix 2 - Letter from Landlord confirming vacancy period

### PEARL & COUTTS LTD

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Our ref: LB0008

Your ref:

Date: 28<sup>th</sup> November 2012

Mr Chris Gwilliam  
Ideal Planning & Design Ltd  
Hyde Park House  
5 Manfred Road  
London  
SW15 2RS

Dear Mr Gwilliam

#### Re: Planning Application – Lower Ground Floor, 67-68 Hatton Garden, London, EC1N 8EB

The office space at 67-68 Hatton Garden has now been vacant for two years. The units were previously occupied by Jewelworks Repairs Limited who moved out of the building on 24<sup>th</sup> October 2010.

The floor spaces were marketed through in-house letting agents and own website for a period of 25 months. During this time, marketing generated no serious enquiries for an office user. In order to rent the space and avoid a further vacant period, we were minded to accept Performance Studio Training's proposal to lease the space for use as a D2 Gym.

As landlords, we are very keen to rent the vacant space to potential tenants and, for financial reasons; we need to consider users that may use the building for purposes other than as office space.

Yours Faithfully



Leanne Bradley BSc (Hons)  
**Pearl & Coutts Ltd.**  
020 7843 9157

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[www.idealplanningdesign.co.uk](http://www.idealplanningdesign.co.uk)

