

STEPHEN DAVISON DESIGNS

2 Chevalier Close
The Manor
Middleleaze
Swindon
SN5 5TS

Tel: 01793 871183

Mobile: 07831 404812

e-mail: workinter@aol.com

DESIGN AND ACCESS STATEMENT

FOR THE DEMOLITION OF EXISTING REDUNDANT WORKSHOP BUILDINGS AND CHANGE OF USE

FOR THE PROJECT SITE

**HERBERT STREET
KENTISH TOWN
LONDON
NW5 4HA**

RECEIVED
22 AUG 2012

1. Existing Use

This site was previously used as a garage workshop business, but due to ill health has not been used for many years. The site was left vacant with the workshop and attached office locked up.

The site over all measures 7.6 metres wide average x 29.0 metres long average. Total site area = 220 sq m. The workshop measures 5.7 metres x 7.8 metres and the adjoining office building 2.7 metres x 4.4. metres. Both buildings have decayed beyond reasonable repair. The access to the site still remains off Herbert Street.

Since the garage business closed down the site has been occupied by squatters for a garden business and included the siting of a caravan as living accommodation. The site has been cleared of the squatters and a gated hoarding has been erected across the entrance to prevent any further intrusions.

The site has become a dumping ground for all sorts of items – see photographs 1, 2, 3 & 4 for details of the site and it's present condition.

Photograph 1 – Site View North

2 – Site View South

3 – Front Elevation in Herbert Street

4 – View of derelict garage and office buildings

2. Proposals

Apply for change of use for site from business use to residential use and then demolish the existing redundant buildings.

3. Demolition Works

It is proposed to demolish the existing garage workshop and office buildings, making safe and retaining all existing boundaries.

The site will be cleared of all debris, including gas bottles, using an approved waste disposal contractor and a full disposal certification will be provided.