



GREENGARTH DESIGN LTD
47 HIGHLANDS HEATH
PUTNEY
LONDON SW15 3TX
M 079 4605 5838
T 020 8788 7685
E GARTHMCW@GMAIL.COM

DESIGN AND ACCESS STATEMENT

FOR

141-153 DRUMMOND STREET, NW1 2PB

**RE: PLANNING APPLICATION (RETROSPECTIVE) -
FOR PROPOSED CHANGE OF USE FROM A1 TO D2**

NOVEMBER 2010

CONTENTS

- 1.0 SITE LOCATION AND CONTEXT**
- 2.0 EXISTING AND PROPOSED ACCESS ARRANGEMENTS**
- 3.0 NOISE AMPACT ASSESSMENT**
- 4.0 PHOTOS - EXISTING**
- 5.0 PLANNING STATEMENT**
- 6.0 REGENERATION STATEMENT**
- 7.0 STATEMENT OF COMMUNITY INVOLVEMENT**
- 8.0 TELECOMMUNICATIONS**
- 9.0 TOWN CENTRE USES**
- 10.0 TRANSPORT ASSESSMENT**
- 11.0 VENTILATION/EXTRACTION STATEMENT**
- 12.0 REFUSE STORAGE AND REMOVAL**
- 13.0 SUSTAINABILITY STATEMENT**
- 14.0 DETAILS OF PROPOSED USE**
- 15.0 PHOTOS - PROPOSED**
- 16.0 UTILITIES**

I.0 SITE LOCATION AND CONTEXT

THE SITE IS LOCATED AT 141-153 DRUMMOND STREET, EUSTON, NW1 2PB. THIS IS OFF THE A400/HAMPSTEAD ROAD AND IS APPROXIMATELY 0.5 MILES WEST OF EUSTON, 0.1 MILES NORTHWEST OF EUSTON SQUARE, 0.2 MILES NORTH OF WARREN STREET, 0.7 MILES SOUTH OF MORNINGTON CRESCENT AND 0.4 MILES NORTHEAST OF GREAT PORTLAND STREET. ALL ARE WITHIN A 5 MINUTE WALK.

GOOGLE MAPS WEBLINK

[HTTP://MAPS.GOOGLE.CO.UK/MAPS?F=Q&SOURCE=S_Q&HL=EN&GEOCODE=&Q=NW1+2PB&SLL=53.800651,-4.064941&SSPN=8.54301,11.909188&IE=UTF8&HQ=&HNEAR=LONDON+NW1+2PB,+UNITED+KINGDOM&LL=51.524178,-0.142179&SPN=0.01263,0.034676&T=H&Z=15](http://maps.google.co.uk/maps?f=q&source=s_q&hl=en&geocode=&q=NW1+2PB&ll=53.800651,-4.064941&sspn=8.54301,11.909188&ie=utf8&hq=&hnear=LONDON+NW1+2PB,+UNITED+KINGDOM&ll=51.524178,-0.142179&spn=0.01263,0.034676&t=h&z=15)

GOOGLE MAPS LOCATION PLAN



THE BUILDING IS 4 STOREYS, THE APPLICATION UNIT BEING IN THE BASEMENT.

THERE ARE A NUMBER OF CAFES, SHOPS, PUBS AND OTHER BUSINESSES WITHIN CLOSE PROXIMITY.



2.0 EXISTING AND PROPOSED ACCESS ARRANGEMENTS

THE ENTRANCE TO THE BUILDING IS LOCATED IN BETWEEN COSTCUTTER STORE AND BIO ORGANIX HEALTH SHOP, THE LATTER LEASING THE PROPERTY IN QUESTION. THIS IS A SINGLE DOOR WITH AN ALTERNATIVE INNER ACCESS THROUGH THE HEALTH SHOP.

A SET OF STAIRS TAKES USERS DOWN INTO THE BASEMENT GYM. THESE HAVE ANTI-SLIP STRIPS ON THE FRONT EDGE OF EACH TREAD.

IT IS ENVISAGED THAT THE MAJORITY OF CUSTOMERS WILL USE THE ABOVE ACCESS AND WILL USE PUBLIC TRANSPORT TO GET TO THE PROPOSED GYM. THERE ARE SEVERAL TUBE AND/OR RAIL STATIONS WITHIN 5 MINUTES WALKING DISTANCE, AS WELL AS NUMEROUS BUS SERVICES WITH BUS STOPS WITHIN 2 MINUTES WALK.

IT IS NOT ENVISAGED THAT THERE WILL BE ANY CAR USERS, IF THERE ARE THEN THEY WILL BE EXPECTED TO ABIDE BY THE PARKING RESTRICTIONS WITHIN THE AREA.

ALL ACCESS ARRANGEMENTS ARE EXISTING AND THERE ARE NO PROPOSED ACCESS ARRANGEMENTS.

IT IS NOT INTENDED THAT DISABLED USERS WILL USE THE LEISURE FACILITY.

3.0 NOISE IMPACT ASSESSMENT

DUE TO THE CONTEXT OF THE PROPOSED GYM BEING ON BASEMENT LEVEL, WITH COMMERCIAL ACTIVITY ON GROUND FLOOR ABOVE AND RESIDENTIAL ON THE FIRST, SECOND AND THIRD FLOORS, IT HAS BEEN DEEMED THAT A NOISE IMPACT ASSESSMENT IS NOT REQUIRED. THE RESIDENTIAL OCCUPIERS WILL NOT BE AFFECTED BY THE PROPOSED ACTIVITIES WITHIN THE GYM AS NO EXTERNAL VENTILATION UNITS ARE PROPOSED. ADVICE ON THESE REQUIREMENTS HAVE BEEN SOUGHT FOLLOWING ADVICE BY LOCAL AUTHORITY (BRENT) BUILDING CONTROL OFFICERS.

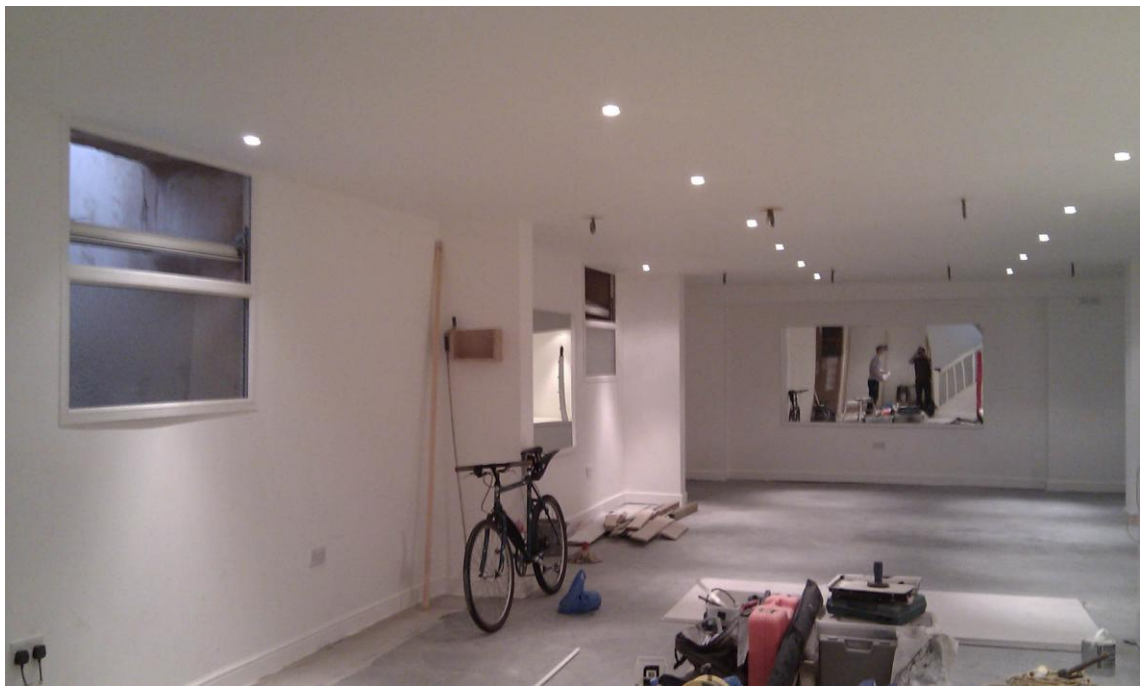
THE GYM WILL BE SELF-CONTAINED AND WILL NOT POSE ANY ADVERSE ACOUSTIC IMPACT TO LOCAL RESIDENTS. THE TWO COMMERCIAL BUSINESSES ON THE ABOVE GROUND FLOOR HAVE BEEN CONSULTED AND THEY ARE NOT CONCERNED WITH THE PROPOSED USE, ACTIVITIES OR EXPECTED LOW-LEVEL NOISE LEVELS FROM THE PROPOSED USE.

THE ONLY SOUNDS PRODUCED BY THE GYM WILL BE LOW-LEVEL AUDIO-VISUAL OUTPUT VIA A WALL-MOUNTED FLAT SCREEN AND THOSE PRODUCED BY THE HUMAN USERS OF THE GYM. THEREFORE, A TELEVISION LICENSE OR AERIAL ARE NOT REQUIRED.

4.0 PHOTOGRAPHS/PHOTOMONTAGES











5.0 PLANNING STATEMENT

THE PLANNING APPLICATION PROPOSES A CHANGE OF USE FROM A1 TO D2.

THE PROPOSALS COMPLY AND EMBELLISH THE POLICIES IN THE *REPLACEMENT* CAMDEN UNITARY DEVELOPMENT PLAN *ADOPTED JUNE 2006*.

THE SITE LIES IN A 'NEIGHBOURHOOD CENTRE'. LISTED BENEATH ARE THE KEY COUNCIL'S POLICIES THAT THE PROPOSALS COMPLY WITH.

SDI-B REGENERATION - SITE LIES WITHIN WEST EUSTON NEIGHBOURHOOD RENEWAL AREA

SDI-C REGENERATION - ACCESS FOR ALL

SDI-D COMMUNITY SAFETY

B1 GENERAL DESIGN PRINCIPLES

B4 ADVERTISEMENT AND SIGNS

TI-A SUSTAINABLE TRANSPORT - PROMOTES PUBLIC TRANSPORT USES

T9 IMPACT OF PARKING

RI-A LOCATION OF RETAIL AND ENTERTAINMENT USES - SHOPS AND SERVICES

R6 OTHER TOWN CENTRE USES

E1 LOCATION OF BUSINESS USES

E2 RETENTION OF EXISTING BUSINESS USES

E3-C ACCOMMODATION FOR SMALL FIRMS

CI-A NEW COMMUNITY USES

C3-A NEW LEISURE USES - LOCATION OF LEISURE DEVELOPMENT

VERIFICATION AND EXPLANATION OF SUCH COMPLIANCE IS AVAILABLE ON DEMAND.

NONE OF THE PROPOSED CHANGE OF USE PROPOSALS ARE BELIEVED TO BE CONTRARY TO ANY CURRENT PLANNING POLICIES. WE WOULD BE HAPPY TO CLARIFY HOW THE ABOVE POLICIES HAVE BEEN MET.

IF THERE ARE ANY OTHER POLICIES NOT COVERED, BUT IDENTIFIED BY THE LOCAL AUTHORITY, THEN WE WOULD BE MORE THAN WILLING TO SATISFY THEIR REQUIREMENTS.

6.0 REGENERATION STATEMENT

THE CHANGE OF USE PROPOSALS FULFIL THE FOLLOWING REGENERATION AIMS:

- IT WILL CREATE A NEW BUSINESS REINFORCING EXISTING TOWN CENTRE.
- IT WILL ATTRACT USERS FROM WHICH OTHER LOCAL BUSINESSES WILL BENEFIT.
- IT WILL PROVIDE A LOCAL FACILITY FROM WHICH USERS FROM BOTH THE LOCAL COMMUNITY AND LOCAL BUSINESSES WILL BENEFIT.
- IT WILL USE EXISTING MEANS OF WASTE DISPOSAL AND RECYCLING.
- IT WILL NOT PRODUCE ANY EMISSIONS, HAZARDOUS OR NON-HAZARDOUS.
- IT WILL PROMOTE THE USE OF PUBLIC AND SUSTAINABLE TRANSPORT.
- IT COULD POTENTIALLY BE A LOCAL ATTRACTION FOR FUTURE BUSINESS INVESTMENT AND DEVELOPMENTS POSITIVE TO THE AREA.

7.0 STATEMENT OF COMMUNITY INVOLVEMENT

IMMEDIATE LOCAL BUSINESSES HAVE BEEN CONSULTED VERBALLY AND THERE HAVE BEEN NO OBJECTIONS THUS FAR.

RESIDENTS OF THE UPPER FLOORS TO THE BUILDING HAVE CONSULTED VIA LETTER. THEIR COMMENTS AND OPINIONS WERE WELCOMED AND NECESSARY CONTACT DETAILS PROVIDED.

8.0 TELECOMMUNICATIONS

THERE WILL BE NO LAND LINES AND INITIALLY ALL COMMUNICATIONS WILL BE MADE VIA MOBILE PHONE.

THE BUSINESS WILL SHARE AN EXISTING INTERNET BROADBAND CONNECTION FOR THE INITIAL PERIOD OF COMMERCIAL ACTIVITY. A PERMANANENT SEPARATE CONNECTION MAY BE INSTALLED AT A LATER DATE.

9.0 TOWN CENTRE USERS

THE PROPOSED USE WILL SUPPLEMENT THE EXISTING TOWN CENTRE BUSINESS AND RESIDENTIAL USERS BY PROVIDING A NEW SERVICE BENEFICIAL TO HUMAN HEALTH.

IT WILL ALSO HOPEFULLY ATTRACT MORE USERS FOR BOTH EXISTING BUSINESSES AND ITSELF.

THE NEW BUSINESS COULD POTENTIALLY ATTRACT MORE SMALL TO MEDIUM-SIZED ENTERPRISES TO THE TOWN CENTRE.

10.0 TRANSPORT ASSESSMENT

IT IS ENVISAGED THAT THE MAJORITY OF USERS WILL USE PUBLIC TRANSPORT, CYCLING AND WALKING, AS MEANS TO TRAVEL TO THE GYM.

ANY USERS VISITING BY CAR OR COACH WILL PARK USING THE EXISTING NEARBY PARKING ALLOCATIONS AND BE EXPECTED TO ABIDE BY ANY IN-PLACE RESTRICTIONS.

II.0 VENTILATION/EXTRACTION STATEMENT

THE PRINCIPLE VENTILATION SYSTEM WILL BE RETAINED AS EXISTING, CONSISTING 2 NO. TOP-OPENING WINDOWS (1.2M X 1.2M APPROX. WITH 0.6M HIGH Laterally Hinged, inner opening sections) IN THE MAIN GYM. THESE LEAD TO LIGHTWELLS (0.8 M WIDE, 1.2M LONG, APPROX 1M DEEP) WHICH HAVE OPENING PVC HATCHES (OPENED AS NECESSARY).

THERE ARE 11 NO. EXISTING VENTS TO *ASSUMED* BUILDING CAVITIES. 1 NO. ADDITIONAL VENT HAS BEEN PUT IN PLACE ADJACENT TO THE STAIRS.

SHOULD IT BE REQUIRED, AN ADDITIONAL VENTILATION/EXTRACTION SYSTEM COULD BE INSTALLED UTILISING AN EXISTING VENTILATION SHAFT THAT LEADS VERTICALLY FROM THE SERVICE TUNNEL TO THE ROOF OF THE BUILDING. THIS WOULD THEREFORE HAVE NO NEGATIVE IMPACT ON OCCUPIERS OF THE BUILDING.

THE PROPOSED TOILET WILL BE INSTALLED WITH AN EXTRACTION FAN DIRECTLY CONNECTED TO AND COMBINED WITH THE EXTRACTION SYSTEM OF THE EXISTING TOILET SYSTEM ON THE FLOOR ABOVE.

12.0 REFUSE STORAGE AND REMOVAL

THE WASTE AND REUSAL REMOVAL WILL FACILITATE A JOINT-USE WITH THE EXISTING SYSTEM CURRENTLY UTILISED BY THE BIO ORGANIX HEALTH SHOP.

THE COMPANY WE WILL BE USING IS **FIRST MILE EASY RECYCLING**, DETAILS BELOW:

FIRST MILE LIMITED
UNIT 3P LEROY HOUSE
436 ESSEX ROAD
NI 3QP
WWW.THEFIRSTMILE.CO.UK

- ▶ [First Mile ISO14001 and ISO9001 Certification](#)
- ▶ [First Mile Waste Transfer Note – Specimen](#) (PDF)
- ▶ [First Mile Waste Carrier’s Licence – Specimen](#) (PDF)
- ▶ [WEEE Licence](#) (PDF)
- ▶ [First Mile Terms & Conditions](#) (PDF)
- ▶ [First Mile Product Instructions](#) (PDF)
- ▶ [Environment Agency](#)

13.0 SUSTAINABILITY STATEMENT

- ALL THE MATERIALS USED ARE CERTIFIED BY TRADA.
- DUTY CERTIFICATES ARE AVAILBLE ON REQUEST.
- THE PROPOSED USE REQUIRES THE USE OF PUBLIC AND SUSTAINABLE
TRANSPORT.
- WASTE WILL BE RECYLED USING EXISTING FACILITIES.

14.0 PROPOSED USE

THE PROPOSED CHANGE OF USE (FROM A1 TO D2) AIMS TO CREATE A HEALTH AND FITNESS STUDIO USING BOXING AS A MEDIUM. THE GYM WILL USE THE EXISTING BUILDING FABRIC OF THE BASEMENT WITH ADDITIONAL PARTITIONS TO CREATE A SHARED STORAGE ROOM, TWO SHOWER UNITS AND A TOILET UNIT. THERE WILL BE A SMALL AREA SET ASIDE FOR ADMINISTRATION PURPOSES AND A SINK UNIT WITH CUPBOARDS ABOVE AND BELOW.

ABOVE AND BELOW WITH THE MAJORITY OF THE SPACE USED FOR TRAINING AND PERSONAL FITNESS PURPOSES. THE MAIN ARE WILL COMPRISE A 15.5' X 16' BESPOKE BOXING RING AND VARIOUS CEILING MOUNTED AND FREE STANDING TRAINING EQUIPMENT.

HEALTH AND FITNESS IS VERY IMPORTANT NOWADAYS AND THIS PARTICULAR VENTURE IS SUPPORTED BY THE MAYOR WHO BACKS SUCH SMALL TO MEDIUM-SIZED ENTERPRIZES. IT WILL BE A SMALL FITNESS CENTRE WITH MANY ALREADY ESTABLISHED PRIVATE CLIENTS WHO ARE PREDOMINANTLY OFFICE WORKERS AND PROFESSIONALS. THE PRACTICE WILL ALSO WELCOME ANY OTHER RESPONSIBLE CLIENTS AS WELL AS LOCAL RESIDENTS BUSINESS USERS. ALL WILL BENEFIT FROM THE FRIENDLINESS AND TALENTS OF A GREAT TEAM.

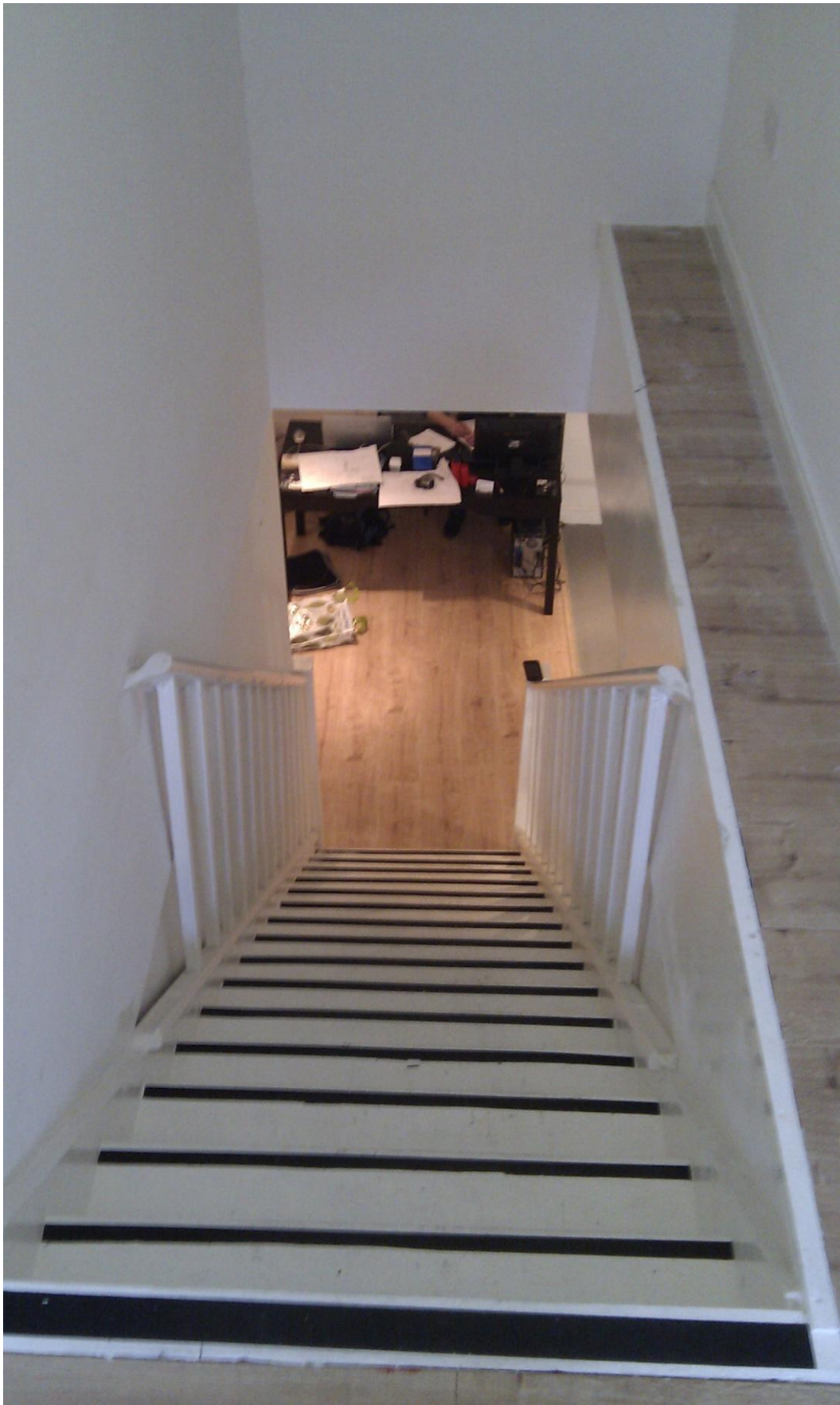
THE GYM WILL NOT BE IN ANY COMPETITION WITH ANY OTHER NEARBY BUSINESS AND THE STREET AND WILL COMPLIMENT THE ECONOMY NEIGHBOURING RETAIL AND FOOD/ DRINK ESTABLISHMENTS.

THE GYM IS IN THE BASEMENT AND WILL ACCOMODATE A MAXIMUM OF 8 -10 POEOPLE AT ONE TIME. NO DISRUPTION WILL OCCUR TO ANY RESIDENTS OR BUSINESSES IN THE VICINTIY. THE OPENING TIMES WILL BE AS FOLLOWS:

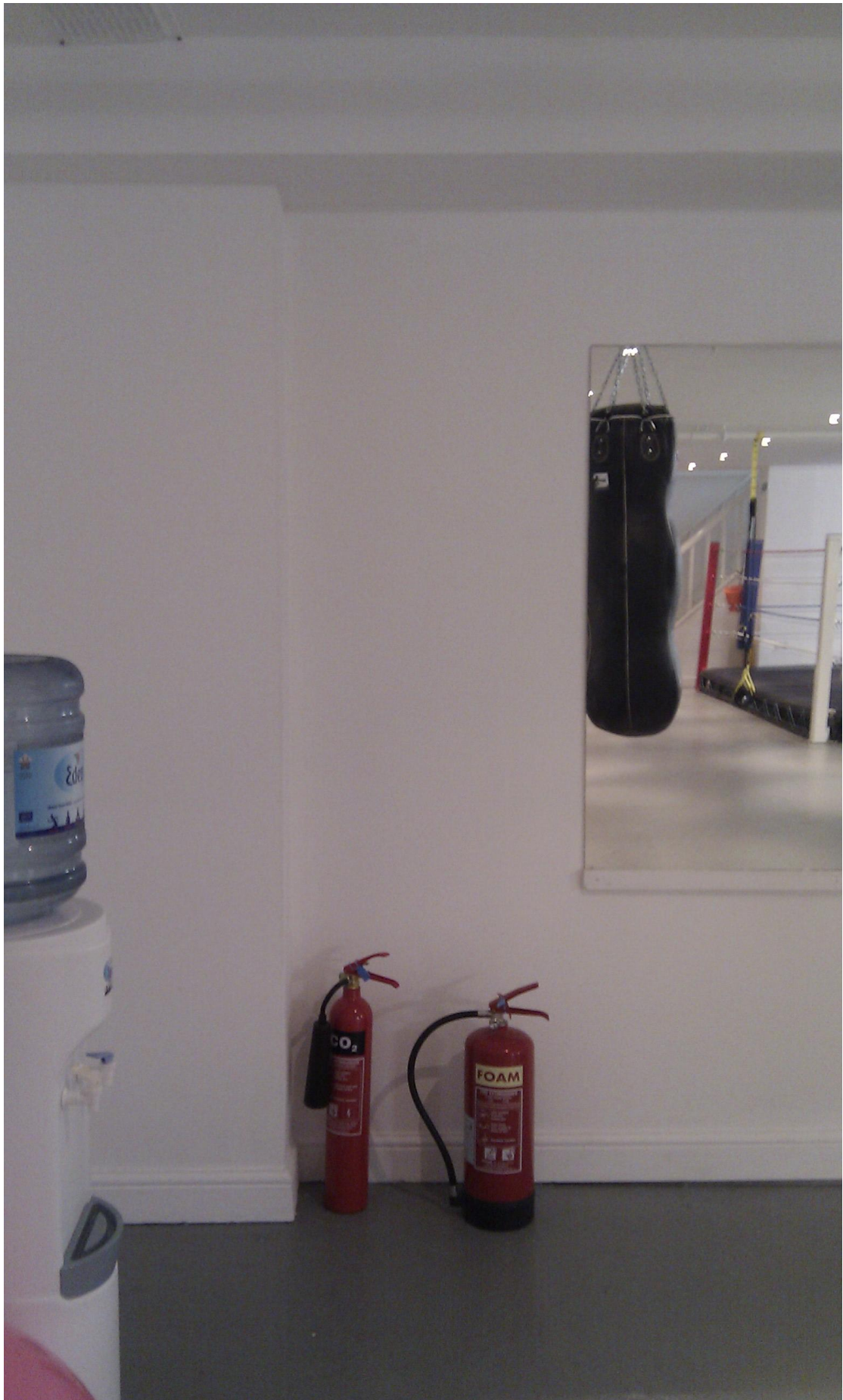
- MONDAY TO FRIDAY - 7AM TO 9PM
- SATURDAYS - 10AM TO 4PM (VARIABLE)
- SUNDAYS AND BANK HOLIDAYS - 10AM TO 4PM (VARIABLE)

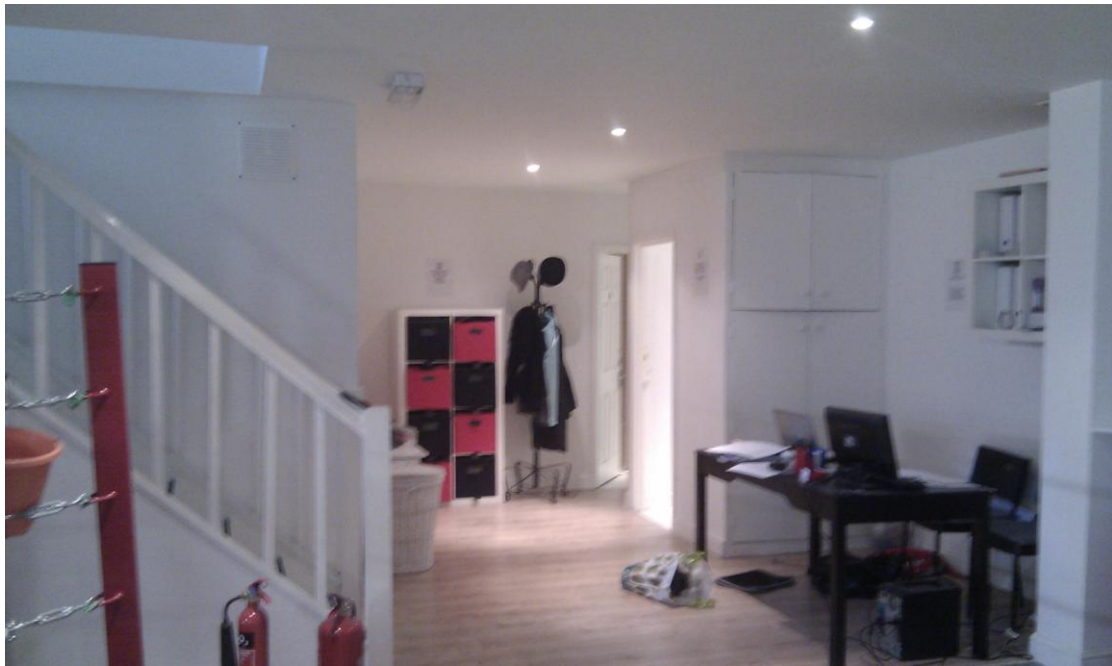
PLEASE REFER TO DWG. REF. **GD-PA002 PROP. LAYOUT** FOR MORE DETAILS.

15.0 PHOTOS - PROPOSED

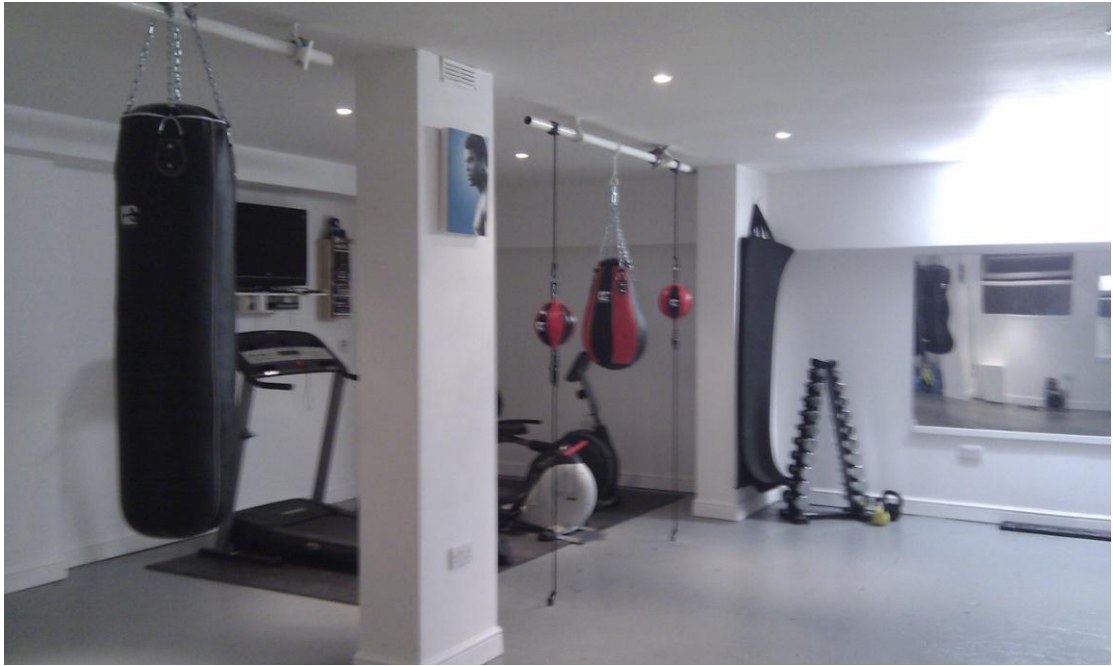


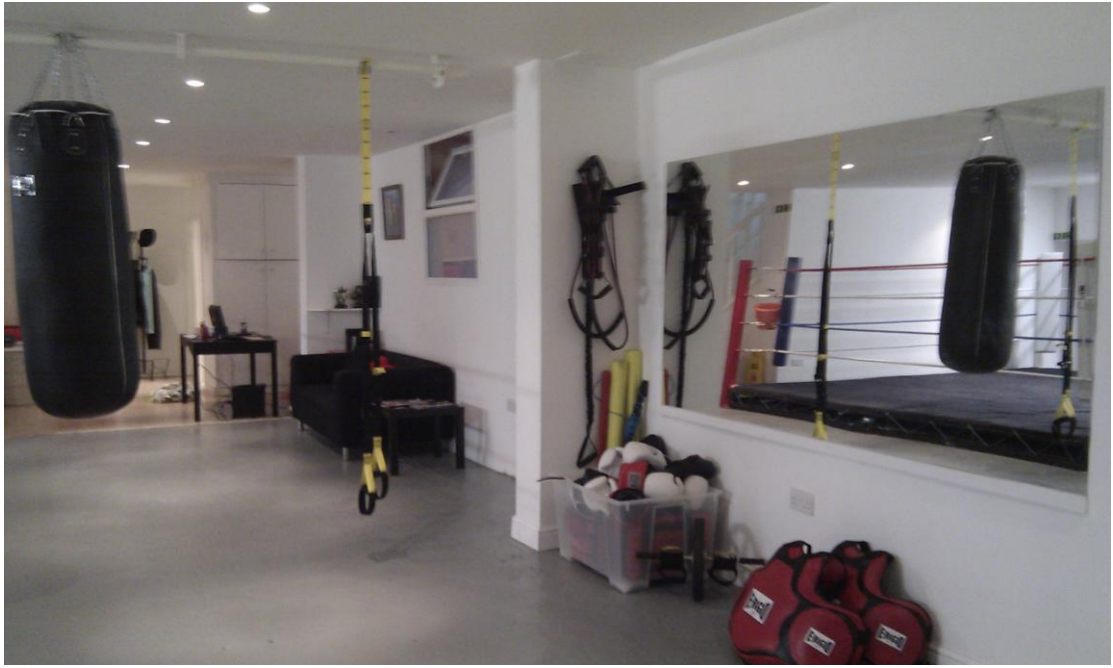












16.0 UTILITIES

WATER:

- THE PROPOSED CHANGE OF USE WILL USE EXISTING (SEPARATE TO RESIDENTIAL) WATER SYSTEMS WITH NEW CONNECTIONS BEING MADE FOR THE TOILET AND 2 NO. SHOWERS.
- EXISTING WATER SUPPLY WILL BE UTILISED. EXISTING ELECTRIC METRES HAVE BEEN AGREED TO BE SHARED WITH ABOVE BIO-ORGANIX HEALTH SHOP.
- EXTENT OF ADDITIONAL PLUMBING MINIMAL (LESS THAN 10M). EXISTING WATER PIPING IN CORNER OF CEILING/WALL WILL BE HOUSED/FACED BEHIND PAINTED TIMBER.
- WASTE WATER FROM THE TOILET WILL BE DIRECTED THROUGH A SANNY FLOW BEFORE FLOWING UP PIPEWORK TO THE EXISTING SEWER SYSTEM ON THE ABOVE GROUND FLOOR (SEE IMAGE BELOW).



ELECTRICITY:

- EXISTING ELECTRICITY PROVISION WILL BE UTILISED. EXISTING ELECTRIC METRES HAVE BEEN AGREED TO BE SHARED WITH ABOVE BIO-ORGANIX HEALTH SHOP.
- THE EXISTING METERS WILL BE SAFELY HOUSED/FACED/ACCESSED BEHIND PAINTED TIMBER (SEE IMAGE BELOW).



- NEW ELECTRIC CABLING WILL BE RUN ALONG THE EXISTING SERVICE TUNNEL TO PROVIDE POWER FOR THE PROPOSED 2 NO. SHOWERS; 2 NO. SWITCHES WILL BE INSTALLED IN SAFE LOCATIONS TO CONTROL THESE.
- ANY PROPOSED ELECTRICAL INSTALLATIONS WILL BE UNDERTAKEN BY A CERTIFIED ELECTRICIAN. INSPECTION AND CERTIFICATION DOCUMENTS AVAILABLE ON REQUEST.
- ALL ELECTRICAL SOCKETS RETAINED AS EXISTING.
- THE MAJORITY OF CEILING LIGHTS WILL REMAIN AS EXISTING.
- 2 NO. EMERGENCY LIGHTS TO REMAIN AS EXISTING. 2 ADDITIONAL 1.5M LONG EMERGENCY LIGHTS PROPOSED FOR MAIN GYM AREA.
- INSPECTION AND CERTIFICATION (AND ASSOCIATED DOCUMENTS) OF EXISTING ELECTRICAL INSTALLATIONS AVAILABLE ON REQUEST.

RELATED DOCUMENTS/DRAWINGS:

- SEE DWG. REF. **GD-PA001 EX. LAYOUT** FOR DETAILS OF PROPOSED UTILITIES.
- SEE DWG. REF. **GD-PA002 PROP. LAYOUT** FOR DETAILS OF PROPOSED UTILITIES