

DESIGN AND ACCESS STATEMENT

September 2010 – Version 1.0

CLIENT: Yunus Emre Turkish Cultural Centre
PROJECT REF: 1008029



eclectic **A**rchitectural & Structural Consultants

PROJECT DESIGN CONSTRUCTION GROUP
12 Argall Avenue, Unit 7, London E10 7QE

CONTENT:

SECTION 01	Introduction	3
SECTION 02	Report Stage 1	Planning 4
SECTION 03	Report Stage 2	Strategic 5
SECTION 04	Report Stage 3	Access statements at design 6
SECTION 06	Appendixes	 7

SECTION 01	INTRODUCTION	
-------------------	---------------------	--

1.0 INTRODUCTION

- 1.1** The Yunus Emre Turkish Cultural Centre will be operating as part and under the supervision of the Turkish Embassy in London. It will be established and administered by the Yunus Emre Foundation based in Turkey.
- 1.2** The site of the planning application site is an office B1(a) building located at crossing of Maple Street and Whitfield street.
- 1.3** The proposal consists of refurbishing building internally and arranging floor layouts suitable for cultural centre D1 use without any external or structural alternations.
- 1.4** The property has not been previously extended or altered.
- 1.5** The property is currently vacant for some-time and was on the market as an office space with B1 (a) licence. Please refer to appendix for rental histogram for proof of occupation.
- 1.6** Please refer to appendix for the following:
- 1.6.1** 1008029 – LO(03)001 PL(EX) Existing Ground & First Floor Plans
 - 1.6.2** 1008029 – LO(03)002 PL(EX) Existing Second & Third Floor Plans
 - 1.6.3** 1008029 – LO(03)001 PL(PR) Proposed Ground & First Floor Plans
 - 1.6.4** 1008029 – LO(03)002 PL(PR) Proposed Second & Third Floor Plan
- 1.7** The planning history of the property can be observed from Camden Councils planning portal as follows;
- 1.7.1 1977.08.26 – REFUSAL**
An outline application for the erection of a building comprising 1,801 sq m of gross floor area for use as offices.
 - 1.7.2 1978.07.06 – REFUSAL**
Redevelopment to provide offices and 18 self-contained 2 person flats.
 - 1.7.3 1979.06.14 – CONDITIONAL**
Erection of a six storey building comprising offices and 15 flats (12 one-bedroom unit, 2 two-bedroom units and 1 three bedroom). (No residential units currently.)
 - 1.7.4 1992.06.23 – PERMISSION**
The change of use of ground floor from offices to banking hall within Class A2 of the Town and Country Planning (Use Classes) Order 1987 as shown on drawings nos. 3251/SK01 SO1 SO2 SO3 and SO4.

SECTION 02	REPORT STAGE 1	PLANNING
-------------------	-----------------------	-----------------

2.0 REPORT STAGE 1 – PLANNING

- 2.1** The building, currently, has a B1(a) license to be used as office purpose only.
- 2.2** The planning application has proposed for change of use from office space B1(a) to D1 cultural centre.
- 2.3** The application proposed has been prepared by referring to UDP policy guidelines;
- 2.3.1** Section 7 – Economic activities
 - 2.3.2** Section 8 – Community, Leisure and Tourism
- 2.4** The Borough’s UDP section 7 identifies that the offices are valuable spaces in the region as they might result a loss of employment in long-term. However, referring to policy section 7 – E2 “retention of exiting business uses”; it has been clearly indicated that “When a site is not suitable for continuation of any business use other than B1(a) offices, as an exception to general approach, the council may allow a change to other uses.”
- 2.5** The building proposed for change of use to be a Cultural centre, previously used as an office space, has been vacant for some time. The policy 7.19 requests “Where a non-business use is proposed, the applicant should also demonstrate that the site no longer has potential for alternative business uses. To show that there is no realistic prospect of demand to use the site for employment uses, the applicant would need to submit evidence of a thorough marketing exercise, sustained over at least two years, with the property marketed at realistic prices and including consideration of alternative business uses and layouts.
- Please refer to requested evidence for vacancy at the appendices. (Attached supplementary documents).
- 2.6** Even though, the change of use will substitute the office space it will also substantially provide an employment and attract visitors to area as benefit to other local business. The policy 7.6 states “the number and diversity of employment opportunities is fundamental to improving London’s competitiveness. The Council wants to encourage the development of a broad economic base. This will help make sure that the London economy is less vulnerable to a reliance on financial and business services, and help meet the varied employment needs, skills and qualifications of the resident workforce.”

The community centre’s need of employing management, maintenance and teaching staff will add diverse workforce rather than financial and business services as council’s policy does aim. The visitors will also have financial and touristic benefits to the borough as the culture centre aims to make communities interact and know each other better for the future generations.

- 2.7** The policy 7.22 identifies that there is large surplus number of office spaces in the borough as B1(a). And policy 7.8 does also support the planning application as “the Council also will welcome proposals for employment development that result in improved access to jobs and training opportunities for local people. It is concerned not only to increase the number of jobs available to local residents, but also to improve access to good quality employment opportunities by groups disadvantaged in competing for jobs by difficulties such as disability, inadequate access to training, age, travel disadvantage, the need to care for children or other dependants, or discrimination in the operation of the labour market. It also seeks to retain manual jobs that are suited to the skills and qualifications of the unemployed or those who are most vulnerable to unemployment.”
- 2.8** The section 8.1 of UDP policy indicates the importance of Community, leisure and Tourism facilities as they do represent quality of life in the Borough. The Camden has approach to improvement community and leisure facilities under “Camden’s Cultural Strategy”. Those facilities are beneficial as “they create employment and contribute both to the diversity and vitality of an area and London’s status as a world city.”
- 2.9** The section 8.6 refers to importance of the community facilities in the region for both locals and visitors to serve a wider London-wide, national or international need.

SECTION 03	REPORT STAGE 2	STRATEGIC
------------	----------------	-----------

3.0 REPORT STAGE 2 – STRATEGIC

- 3.1** During the progress of preparation of this report, the precedent agreements between “the government of the United Kingdom of Great Britain and Northern Ireland and the Great socialist People’s Libyan Arab Jamahariya” & “the government of the United Kingdom of Great Britain and Northern Ireland and the government of the republic of Armenia” on the establishment and activities of cultural centre. Once the planning permission is approved Turkish Republic and The United Kingdom FCO will enter into a similar official agreement.
- 3.2** The agreement is based on interest of the peoples of each community in becoming better known with the human values and culture of the other.
- 3.3** The itemised articles have defined the point agreed between two governing bodies for culture centres serving to both communities in efficient way, some of them as follows;
- 3.3.1** “Each Party may establish on the territory of the other Party cultural and information centres (hereinafter referred to as “Cultural Centres”).”
- 3.3.2** “Cultural Centres may be established in the capitals of both countries and, with the agreement of the receiving Party, in other locations within that country.”
- 3.3.3** “The activities of the Cultural Centres shall have the objective of fostering the development of relations between the Parties through the exchange and dissemination directly to the public of information and knowledge, particularly in the fields of language, literature, culture and the arts, creative industries, education, science and technology, the media and communications, the exchange of ideas and experience in legal, social and economic development and the provision of information related to all these fields.”
- 3.3.4** “Each Party shall, subject to the laws and regulations in force in its territory, take all appropriate measures to ensure the normal functioning of the Cultural Centres of the other Party.”
- 3.3.5** “Each Party shall appoint the staff of its own Cultural Centres. In the case of staff who nationals are of or permanently resident in the receiving State, employment shall be in accordance with the laws and regulations in force in the receiving State.”
- 3.3.6** “The Cultural Centres shall undertake their activities in accordance with the laws and regulations of the receiving state.”
- 3.4** As suggested above, proposal not only has benefits for employment but also the share culture values between two communities to know each other better.

SECTION 04	REPORT STAGE 3	DESIGN & ACCESS STATEMENT
------------	----------------	---------------------------

4.0 REPORT STAGE 3 - DESIGN AND ACCESS STATEMENT

4.1 The client's principal approach is to provide Turkish Culture centre with educational and leisure activities to attract visitors and locals which is interested to know Turkish culture closely. The design of the facility has been tempered to some extent by the physical restrictions of the site, however the design facilitates the following:

- 4.1.1** Ground floor – Lobby with interactive information source and management.
- 4.1.2** First floor – Library and staff offices.
- 4.1.3** Second floor – Lecture and Activity rooms.
- 4.1.4** Third floor – Conference and Exhibition Hall

4.2 The proposal has no external alternations to building and existing materials, such as bricks, brick features, tiles and windows all to remain as it is.

4.3 Our clients acknowledge the importance and responsibilities afforded/presented by current Building Regulation part K, part M, and embrace these within the constraints and practicalities of this proposal. The building is fully disable accessible and has lift to upper floor as part M requires.

4.4 The Camden has unique characteristic of highly efficient public transport links which diminish necessity of owning vehicle to access to premises. This eventually will help to reduce CO2 emission and vehicular congestion in the city.

- Underground
- Bus
- Trains

4.5 A reasonable inclusive approach has been adopted within confines of the interior fit out to serve visitors in most efficient way.

4.6 The bin collection will be advised by the council and the letting agency to be arranged as before. The paper recycle will be arranged additionally for office waste to help environment and sustainability purposes.

SECTION 05	APPENDIX	
-------------------	-----------------	--







