



City Surveyors UK LTD

Designers & Chartered Surveyors

**37 Radcliffe Buildings
Portpool Lane
London EC1N 7SN**

Jamie Forsman
Planning Officer
Planning and Public Protection
London Borough of Camden
5th floor
Town Hall Extension (Environment)
Argyle Street
London WC1H 8EQ

DESIGN ACCESS STATEMENT

9 August 2010

Dear Mr Forsman

Re: **74 - 76 Cromer Street, London, WC1H 8DR**

Introduction

We provide this Design Access Statement for the proposed change of use of the ground floor of the subject premises to Retail use (A1) as required in the way of Design Access Statement.

We understand the above units have been used as a Doctors Surgery until 2006. We also understand that the units had retail A1 usage prior to march 1992 as confirmed by planning Officer Elaine Quigley in a letter to Dr Farmer on 17th July 2006. The second paragraph of the letter also suggest if work was not carryout and not occupied as a doctors surgery , permission may have been lapsed in 1997 and the usage reverted back to A1 use (in which case a change of use is not necessary) . We are not fully aware of the previous position and submit the application to comply with our client's wishes to operate A1 retail business from the units and to reinforce any doubt of the current position.

Further, our client has been asked by the landlord Camden Council to seek change of use (A1) retail use to trade as high class Halal Food retailer, Asian grocery and HMC approved Halal Meat & frozen Fish outlet.

The units are located on Cromer Street below a block of flats. Cromer Street has similar shop on the ground floor below blocks of flats which provide vital services to the residents. The building is constructed with traditional materials with main wall being brick built. Our proposal do not propose any changes to the building externally or internally apart from internal decorative improvement in the way of painting decorating

Our client has the support of the local residents who has signed in support of our client (see list of signature).

It is anticipated that the premises will be used by the locals hence no significant increase in vehicles in the area due to the subject proposal.

Inters of transport, King Cross international Station, St Pancras Station, Kings Cross Underground Station is located within 5 minutes walking distance from the property. Frequent bus services are available from surrounding streets.

An application for change of use to D1 use has been applied for at 80 Cromer Street. The application is currently considered and if granted the net loss of D1 use on Cromer Street will nil.

There is no demand for D1 use in the area. Our client have marketed the units through Rainbow Direct Property Services (see letter attached) but was not successful in obtaining an assignee. Our client has found that the only use by a trader can survive as a viable business if as a retail use and requested us to submit this application accordingly.

Heritage Statement

The site has no heritage or historical interests.

Tree Survey Arboricultural Implications

There are no trees on the site and no removals are required.

Biodiversity Survey and Report

There will be no impact on wildlife, fauna or biodiversity.

Land contamination Assessment

The site appears to be free of contamination.

Views Assessment

The proposal will blend in with the adjacent buildings and local streetscape.

Development Futures

(A1) Retail use on ground floor.

Secure by Design Statement

(A1) Retail use on ground floor.

Landscaping Details

N/A

Open Space Assessment

N/A

Amenity Space Assessment

N/A

Sustainability Appraisal

N/A

Energy Efficiency Statement

The proposal will incorporate latest condensing gas boilers to minimise CO2 Carbon Dioxide emission.

External Wall Construction

As existing

Windows

As existing

Utility Statement

The utility infrastructure connected to the existing network.

Refuse Disposal

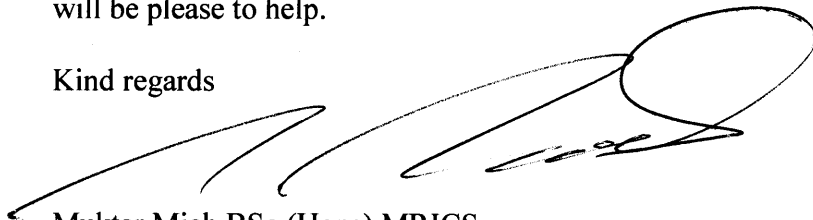
Refuse will be disposed by way of current arrangements.

Roads

We do not propose any changes to access, roads or public highways. The proposed development fronts Cromer Street which is largely a residential secondary Street which provides access to the City via Pentonville Road.

I hope the above is adequate to your satisfaction in the way of Access Design Statement and should you require further information, please do not hesitate to contact us and we will be please to help.

Kind regards

A handwritten signature in black ink, appearing to read 'Muktar Miah', with a large, stylized flourish at the end.

Muktar Miah BSc (Hons) MRICS