



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

IMPECT STATEMENT

9 August 2010

Dear Mr Forsman

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

This report is provided as result of our site survey to establish viability of the proposed change of use, impact on local employment and impact due to loss of D1 space in the location as a result of the proposed change of use.

We surveyed approximately half a mile on either side of the subject property on Friday 6th of August 2010.

Most adjoining properties have retail ground floor with residential (flats) uses on the upper floors.

There is ample pay display parking outside the subject building along Cromer Street. It is anticipated that the customers who will shop at the premises will be local hence no adverse increase in local traffic or parking will result from our proposal.

The property has been marketed (please see attached letter from the selling agent) which has been marketed for D1 use. The marketing agents have not been successful in securing a tenant as there is no demand for D1 use in the area.

The proprietor is un-lettable for D1 use hence requested to submit this application for change of use to D1 use.

The subject unit is also unsuitable for a modern surgery as the unit provides limited space. Modern surgeries should provide reception, Disabled WC & facilities as well as able bodied WC & facilities, Consultation Rooms, Room for Practice Manager, Room for Practice Nurse and further space should be available for keeping patients records. The subject property does not have enough space to support a viable surgery which is the reason why the previous doctor has given up the unit.

The proposal will support 6 full time employment and 2 part time employment.

We have noted a number of D1 use in the area and is listed below:

There are number surgeries in immediate area within walking distance from the property.

Gray's Inn Road Medical Centre
77 Grays Inn Road
London
WC1X 8TT
Phone: 020 7405 9360

Clerkenwell Medical Practice
Finsbury Health Centre
Tel: 020 7833 5906 Fax: 020 7520 0432

Clerkenwell Medical Practice provide a comprehensive service which are listed below

Opening times for specialist services/clinics

Minor Surgery

Held by:

Dr Bengi Beyzade & Nurse Laura Barrett

Time:

Tuesday Afternoons

A Minor Surgery clinic for removal of small skin imperfections, such as warts, lesions, and cysts.

Child Health Surveillance (CHS)

Held by:

Dr Joanne Athos

Time:

Wednesdays 1400 - 1550

Child Immunisations

Held by:

Nurse Katherine Gerrans

Time:

Wednesdays 1330 - 1520

Childhood Immunisations clinic, including MMR, HIB/MenC, pre-school booster, and all 1st year immunisations.

Baby Clinic

Held by:

Aku Caesar - Health Visitor

Time:

Wednesdays 1220 - 1640

The health visitor offers Baby Weighing and health check services.

Drug and alcohol counselling

Held by:

Ms Dawn Burton

Time:

Thursday & Friday afternoons

Drugs Worker

Held by:

Ms Cathy Smith

Time:

Fridays 1400-1630

Counselling

Held by:

Miss Lana Renny

Time:

Tuesday 9-12, Thursday 2-5.30

Smoking cessation clinic

Held by:

Mr Ahmet Caglar

Time:

Mondays, 16.30 - 18.15

Dietician

Held by:

Ms Neel Gahbri

Time:

Wednesdays 1400 - 1600/1630

Phlebotomy

Held by:

Miss Veronica Charlery

Time:

Weds & Fri, 8.30 - 10.30

If you cannot make the Wednesday and Friday morning clinics, UCLH run a walk-in blood clinic every day.

Diabetes Clinic

Held by:

Nurse Laura Barrett

Time:

Fortnightly Tuesdays 1300 – 1515

The Brunswick Medical Centre
Brunswick Centre, London, WC1N 1AF
Tel: 020 7837 3811

Kings Cross Road Surgery
215, King's Cross Rd, London, WC1X 9DN
Tel: **020 7685 5900**

Kings Cross Road Surgery
159-161, King's Cross Rd, London, WC1X 9BN
Tel: **020 7278 5657**

Bedford Square Medical Centre
60, Bloomsbury St, London, WC1B 3QT
Tel: **020 7580 7128**

The Holborn Medical Centre
64-66, Lambs Conduit St, London, WC1N 3NA
Tel: **0844 4771770**

The Amwell Practice
4, Naoroji St, London, WC1X 0GD
Tel: **020 7837 2020**

Gower Street Practice
20, Gower St, London, WC1E 6DP
Tel: **020 7636 7628**

Dr G Plant
23, Queen Square, London, WC1N 3BG
Tel: **020 7829 8791**

Bloomsbury Surgery
1, Handel St, London, WC1N 1PD
Tel: **020 7837 8559**

There are number of other D1 use properties in the Immediate location a sample of which we list below:

Margaret Hepburn Centre, 11 St Chads Street, London WC1H 8BD

78 Cromer Street, London WC1

An application has been submitted for change of use to D1 use at 80 Cromer Street, London, WC1

There are number of D1 uses in the surroundings of the subject property.

The property has access to good public transport.

Underground Stations:	Kings Cross (2 minutes walk)
Main Line Trains Stations:	Kings Cross & St Pancras Station International (2 minutes walk)
Bus:	From Grays Inn Road, Pentonville Road, Euston Road (all within 5 minutes walk from subject property)

Impact of subject development on immediate vicinity in particular:

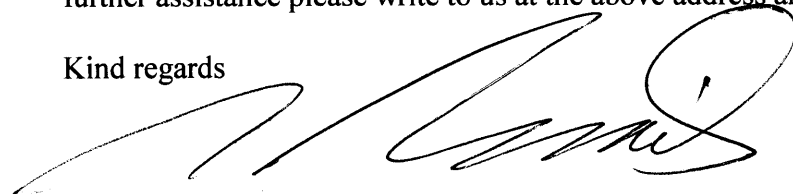
- Lighting: No change
- Daylight/sunlight: No change
- Ventilation/extraction: No changes
-

Impact of development on the wider area:

- Flood risk: No risk
- Aviation impact: No risk
- TV & Radio reception impact: No risk
- Microclimate: No risk
- Transport impact: TFL transport would not be affected
- Adverse air quality: No risk

I hope the above is adequate to proceed with the proposed, however should you require further assistance please write to us at the above address and we will be pleased to assist.

Kind regards



Muktar Miah BSc (Hons) MRICS