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Development Control
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Ref:LS/7-8 EM/PA/01

Dear Sirs

**Planning Application for Change of Use at 7-8 Early Mews,
Camden Town, London NW1 7HG**

CRI would like to submit a planning application for Change of Use of the above premises to provide a base for the CRI Community Alcohol Team and its Structured Day Programme. Through experience of opening similar projects in other areas, we believe the Change of Use to be Class D1.

We are currently proceeding with the acquisition of the premises for a lease of nine years, subject to a break clause on the third, sixth year anniversaries of the Lease term. We would therefore wish to apply for Change of Use consent for the period of maximum occupation by the project of nine years.

The offices will be used as accommodation for CRI's Community Alcohol Team and Structured Day Programme which has been commissioned by Camden Drug and Alcohol Action Team (DAAT) and grant funded by the Primary Care Trust (PCT).

The project forms a critical part of a fully integrated CRI pathway for substance misusers and offers a broad range of therapeutic, clinical and community based interventions specifically designed to meet the needs of the people in the Camden area.

Advice and Information

The project will encourage service users to engage with staff to ensure that users receive accurate, up to date and relevant information about a range of social issues, not just alcohol and drugs. The project will serve as one of the 'gateways' to a range of low threshold interventions and structured support programmes.



The aim is to deliver a co-ordinated approach that will be reflective of the partnership working in Camden by targeting interventions at several distinct client groups. The service does not involve any medical or medication interventions and will offer support and referrals to community agencies such as GP surgeries and pharmacies.

Referrals & Assessment

The project offers a low threshold 'open access' service to clients who are resident in the Camden area and referrals will be encouraged from any agency in the vicinity. All service users will undergo a screening assessment at their first presentation within the project and will subsequently have their needs regularly reviewed by the project staff.

Service Users

The premises will be open to all service users regardless of age, race, gender, sexuality, political affiliation or religion. A town centre location will ensure that the project is accessible to the local community.

Research has clearly indicated the effectiveness of the CRI approach to drug and alcohol problems. By early intervention and pro-active engagement the CRI integrated model approach has resulted in significant reductions in drug-related crime and anti-social behaviour. Sussex Police have confirmed that since the opening of the CRI Advice Centre in Bognor Regis in April 2002 and the Structured Day Care Project in June 2002, there has been a significant fall in the incidences of crime and alcohol/drug related anti-social behaviour.

Project Location

Accommodating the service in an identifiable location will offer a facility allowing for seamless referral and assessment services.

Premises

7-8 Early Mews, Camden Town, London NW1 7HG offers a self-contained site which is centrally located enabling CRI to offer an accessible service.

The building comprises of a ground floor area which will provide access under the disability discrimination act. All doors will be DDA compliant and consideration for accessibility will extend to fire alarm systems and signage throughout the premises. CRI firmly believes in inclusive premises and places high priority on ensuring our premises are fully compliant under DDA.

Regarding service users congregating in the street outside the property CRI operates a door step management programme, Service Users are required to leave the vicinity in a quiet and respectful manner. All service users sign a behaviour contract when first accessing the service, all aspects of this contract are enforced. The 1st floor of the property will provide office accommodation for CRI staff.

CRI takes the security of its premises and surrounding environment seriously and will install CCTV to monitor the external areas and reception areas of the premises. CRI strongly believes in doorstep management and over the years has built a strong and positive relationship with the Police. Staff will work proactively with the Police and Partner Agencies to ensure that no anti social behaviour occurs within the local area. CRI has operated its Camden Street Services Team within the Borough of Camden for a number of years. This service is also commissioned by the Camden DAAT team. The staff in this project work on an outreach basis in partnership with Camden Street Warden where they conduct street shifts together. The Street Services Team will work in conjunction with the Information and Advice service to ensure that the local area is well managed.

Zero-tolerance policies are employed in regards to any drugs or alcohol found on all CRI premises.

The staff will not be providing either food or clothing or any other "incentives" that may attract people to the area. In short, CRI intend to address the issues of referred clients only, who are resident in Camden and we will not be encouraging others from outside the area to attend.

We do not intend to change the external appearance of the building other than to ensure that the entrances are clean, tidy and maintained to a high standard.

The services, like all other CRI programmes, are designed to be discreet. All visiting clients will have prior knowledge of the premises address. Any signage will be understated and discreet and will not allude to the use of the premises in anyway; this means that the nature of the work undertaken by CRI in the premises will not be detectable by visitors to other businesses in the area.

CRI has over 80 schemes currently operating nationwide, all of which co-exist peacefully with other businesses and organisations in their locality. To date CRI have received no complaints from other local business or their customers.

Employment

CRI will be employing 13 full time staff to operate the Service from 7-8 Early Mews premises.

The services have been commissioned by the Camden Drug and Alcohol Action Team (DAAT) and is centrally funded by the Primary Care Trust (PCT), a specialist NHS body established by the Government. The information and advice service is an integral part of the provision of treatment services in Camden and will enable the DAAT to continue to meet Government targets as outlined in the Anti-Drug Strategy "Tackling Drugs to Build a Better Britain" (1998).

The Camden DAAT partnership is a multi-agency approach to tackling alcohol and drugs issues and comprises the following organisations

- Camden Council and local authority
- Social Services
- National Probation Service

- HM Prison Service
- Met Police
- Primary Health Care Trust
- Voluntary Agencies

Senior representatives of the DAAT partnership and the PCT consider the premises to be suitable for the programme and fully support CRI with the planning application.

The programme will operate Monday to Friday between the core hours of 8.00am to 8.00pm. And on Saturdays between the core hours of 9.00am 6.00pm Staff will be present between these hours with clients attending between the hours of 10.00am and 6.00pm, and till 8.00pm 2 days a week for the evening service.

Please find enclosed our application for Planning Permission for change of use for 7-8 Early Mews, Camden Town London NW1 7HG which includes the following:

- Application Form – Form (3 copies)
- Certificate of Ownership
- Site Plan – 1/1250 scale (3 copies)
- Drawing of Floor Plans (3 copies)
- Design and access statement
- Relevant Planning Fee – Payment by card £335

We are aiming to finalise the Lease and commence the project as soon as possible, and an early consideration of our application would be greatly appreciated. Please could you advise whether in this instance our application could be assessed under delegated powers?

I enclose some brochures which give an outline of CRI as an organisation, and which describes the range of services CRI offers.

If you require any further information or have any queries please do not hesitate to contact me.

Yours faithfully



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