

## 21 BONNY STREET DESIGN AND ACCESS STATEMENT

### **Introduction**

This statement forms part of the application for planning permission for the part change of use from office (Use Class B1) to retail (Use Class A1). This follows an earlier refusal of planning permission (Council's ref. 2009/5495/P) for the change of use of a large area of the ground floor to retail use.

This application differs from the earlier scheme by significantly reducing the floorspace proposed to be used for retail purposes, to that ancillary to the main use, which remains a mix of B1 & B8.

### **Background and Site Description**

The subject building is a Grade II listed building, and is part of ancillary buildings along Bonny Street, which is part connected to Camden Road Station. The station itself was opened in 1870, replacing an earlier station of 1850 which was on a different site. Designed by the architect Edwin Henry Horne, it is the only survivor of the Italianate brick station buildings erected in the 1870's along the North London Railway to replace the original wooden buildings on the line, and one of the few suburban stations of the period to survive in London.

The extent of the ancillary buildings along Bonny Street suggests that this was a busy station of some prominence. Renamed Camden Road Station in 1950, the station was refurbished in 1984 by British Railways and the Greater London Council.

Some of the main features of this building are the yellow stock brick with stone dressings which adorn it externally. Some of its characteristics are as follows: three storeys, single bay entrance front on angle between Camden Street and Bonny Street; herringbone brick in-fills to arched windows; classical arched entrance with a pair of four-panel doors with lunette of circular tracery within gauged arch, lunette over stone mullions and dentil cornices at first and second floor parapet.

### **The proposal**

The total floorspace on the ground level is 566.7sqm. It is proposed that only 35sqm of this be used for retail purposes, and be ancillary to the main use, which remains a mix of B1 & B8. Therefore, the majority of the floorspace on the ground floor and the office space on the first floor remain unchanged.

The character and appearance of the building will be enhanced through the re-opening of a window in the southern elevation. There will be no loss of office floorspace as a result of the proposal, nor are there any proposed alterations to the existing offices. The kitchen would be removed.

**Access**

The access to the site remains as existing.