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**173 KENTISH TOWN ROAD,  
KENTISH TOWN, NW1 8PD**

**Change of use to D1 Healthcare**

29<sup>th</sup> April 2010  
Job No. 83163

**DESIGN & ACCESS STATEMENT**

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a multi-disciplinary practice of:

- architects
  - 
  - building  
surveyors
  - 
  - building services  
consultants
  - 
  - planning supervisors
  - 
  - interior designers
  - 
  - property & facilities managers
-



## **INTRODUCTION**

This statement has been prepared at Planning Application stage of the project based on detailed plans and this will be further developed as is felt appropriate.

The Statement has been prepared to support the Plans and the Application and to give guidance regarding the design of the proposed extension to the premises, and provide additional information.

The Statement also considers access issues, with the standards that are being used being:

- BS 8300: 2001 Design of Building and their approaches to meet the needs of disabled people.
- The Building Regulations 2000, Part M: Approved Document 2004.
- Planning and access for disabled people a good practice guide – Office of the Deputy Prime Minister, 2003.
- Disability Discrimination Act 1995.

The applicants and their designers are conversant with their responsibility to provide a fully inclusive environment.

## **1.0 GENERALLY**

### **1.1 The Development**

The proposed works comprise:

- Change of use of upper floors to D1 – Healthcare.
- Changing permitted opening hours to ground floor and upper floors.



## 1.2 Reason for Development

NHS Camden (Camden Primary Care NHS Trust) is committed to improving the healthcare facilities in the Borough.

As identified in the PCT's Primary Care Strategy, the Trust are committed to improving the quality, range and access to primary care services to all our local residents. The Trust believe that high quality primary care and early diagnosis delivers, in the longer term, better health outcomes.

NHS Camden are leading in targeting to improve healthcare to residents of Camden, and are seeking to tackle early diagnosis of problems and managing long term conditions. As part of this strategy is the development of local and highly visible health hubs in locations which will encourage walk-in callers, who might not otherwise visit the traditional health centre or GP Practice environment. Ideal locations for such a service are in the retail High Street.

After an extensive site search, 173 Kentish Town Road was identified and a lease secured by NHS Camden. Planning Permission was granted to NHS Camden on 23<sup>rd</sup> November 2009 for the change of use of the ground floor of the premises to D1 Healthcare (Planning Application ref. 2009/4414/P).

An opportunity has now arisen for NHS Camden to secure the lease of the upper floors of the premises. This will enable support and ancillary functions such as staff facilities, offices, etc to be relocated from the ground floor to the upper floors. This will enable additional clinical and patient provision on the ground floor.

## 1.3 Background

Planning Permission was granted on 23<sup>rd</sup> March 1987 for the change of use of the shop and residential premises to employment/advice agency (Application ref. PL8700812; G11/26/6). The permission was personal to the application, Camden Society for Mentally Handicapped People.

In 1989, permission was granted for the Camden Society to extend the premises at the rear (Application ref. PL8802497; G11/26/6).

At some point, the Camden Society moved out and the premises became vacant.

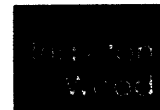
## 1.4 Proposals

As the 1987 Planning Permission for the change of use of the premises from residential, NHS Camden now need to apply for the further change of use of the upper floors from residential to D1 Healthcare.

Camden NHS recognises the need to minimise the loss of residential accommodation in the Borough, but UDP Policy H3 states that the Council will resist proposals that lead to a net loss of residential floorspace, except if the loss is to provide small-scale healthcare facilities.

NHS Camden consider that this is a prime example of such a situation arising where genuine un-tapped healthcare need is required at a specific local level.

In addition, the residential use of the upper floors of this premises has not been in use for many years, and therefore the residential loss was experienced back in the 1980s, and the current proposals represent no recent new loss of residential accommodation.



As with the Camden Society beforehand, to ensure no permanent loss of residential floorspace, NHS Camden would be happy to accept a planning permission that was personal to them or their successors/future providers; or time limited to the length of their lease.

#### **1.4 Design**

The proposed use of the upper floors makes use of this existing building and no extension of the size of the premises is proposed.

#### **1.5 Access**

Access will be via existing accesses.

#### **1.6 Green Travel**

The Premises is ideally located for Public Transport, being close to main bus routes and very near Kentish Town Underground Station.

### **2.0 LOCAL AMENITY**

#### **2.1 Entrances**

The existing entrances off Kentish Town Road will be maintained.

#### **2.2 Opening Hours**

Maximum hours when the building is open to the public are proposed to be Monday to Friday 7am to 9pm Monday to Friday and 8am to 6pm on Saturdays.

#### **2.3 Noise**

The PCT do not envisage any noise generating activities being undertaken within the building.

#### **2.4 Pollution**

No pollutants will be discharged into the air as a result of the proposed occupation.



### **3.0 ACCESS**

#### **3.1 Accessibility**

The philosophy of the design of the development is to be as fully inclusive as possible and this includes, but is not limited to, the needs of people with disabilities and people with restricted mobility. The nature of the building and the extent of the works will of course be restrictive in the extent of this but the aim is to cater for a range of people and their disabilities.

#### **3.2 Entrances**

The patient entrance at ground floor level is fully accessible.

#### **3.3 Circulation**

The ground floor internal areas will be fully accessible with all doorways of a sufficient width and Consulting Rooms / Circulation areas achieving minimum size standards. All patient areas are on the Ground Floor.

#### **3.4 Facilities**

A Disabled WC is provided on the ground floor.

Internal Door widths will meet the requirements for wheelchair accessibility.

New Internal facilities will be identified with the careful use of colour and tone, following on from the current design of colour contrasted door frames and feature walls.

The front counter will have a low level section for people with disabilities or in a wheelchair.