



DESIGN AND ACCESS STATEMENT

**CHANGE OF USE
BASEMENT TO A1
RETAIL**

AT

**66 CHALK FARM ROAD
CAMDEN TOWN
LONDON**

**66 CHALK FARM ROAD
LTD**

**KR PLANNING
MARCH 2010**

Introduction

1. This document outlines the proposal to change the use of the approved recording studio to A1 retail, as part of an enlarged retail unit.
2. The site is located on the north side of Chalk Farm Road within the designated Camden Town Centre. The building itself comprises a ground floor front retail unit, with a basement directly beneath this unit. Further into the site is the implementation of planning permission XXXXX, developing 5 residential units across four floors, including a basement maisonette. Sitting directly above the application site is the Pink House, which is an exclusively residential building.
3. The surrounding area is known as Camden Town and is renowned for its vibrant shops, markets, food, drink and entertainment uses. The application site is located on the main shopping frontage at the northern end of the centre, close to the Chalk Farm Underground Station. The recently refurbished Stables Market and Roundhouse are in close proximity.

Planning History

4. There are various planning permissions for the redevelopment of the site, as listed below:

2008/1889/P

Planning permission was granted subject to a section 106 agreement on the 24/07/2008 for the erection of a first and second storey extension, including terraces to rear, to provide 2x 1-bedroom maisonettes, including a change of use from office (Class B1) to residential (Class C3) at loft / first floor level.

2008/2139/P

Planning permission was refused on the 15/08/08 for the change of use from shop (Class A1) to restaurant (Class A3).

2008/5137/P

Planning permission was refused on the 11/05/2009 for the Change of use from tyre retail/fitting shop (sui generis) and recording studio (class B1) to a restaurant (class A3). An appeal was withdrawn prior to its determination.

2009/2791/P

The above planning application was submitted for the amendment to application 2008/1889/P to allow for the provision of 3 residential flats (x1 bedroom maisonette, 1x1 bed flat and 1xstudio flat) at first and second floor levels of the building. A non-determination appeal was withdrawn upon the grant of 2009/3894/P.

2009/3894/P

A further application has been submitted for the same works as proposed as per application 2009/2791/P. This application was granted subject to a S106 agreement and 6 conditions.

Design

5. The layout of the approved basement has had to be altered to accommodate the advice of structural engineers in relation to the foundations of the Pink House. Whilst underpinning could

have been utilised, due to the works required and consequential cost, the scheme would have been rendered unviable.

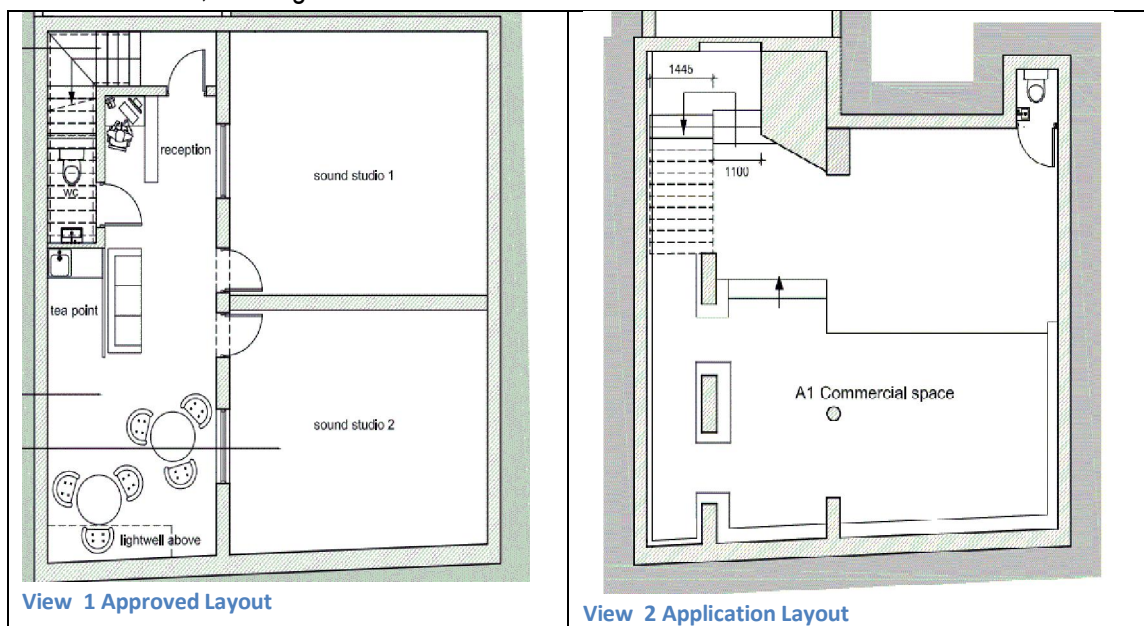
6. The only 'change' proposed is in relation to the internal layout of the basement, which are works exempt from planning control pursuant to S55(2) of the TCPA 1990.

Use

7. There is a material change of use associated with the application, although the approved B1 use has never been implemented. Further commentary on the appropriateness of retail use is contained within the Planning Statement.

Layout

8. The layout of the basement has had to change to accommodate the support the foundations of the Pink House, as imaged below:



Scale

9. The proposal does not seek to alter the scale, mass, height or alignment of the proposal. The basement works have already been undertaken, and as such, excavation of the site will be required.

The Appearance

10. The only alteration to the appearance will be along the accessway to the residential development at the rear, where the doorway has been relocated (see P401). The applicant is proposing the use of wall mirrors as glazing along the length of this elevation to provide privacy to residents accessing the flats.

Access

11. Access to the basement will be via an internal stairwell as part of enlarged single unit.

Crime and Prevention

12. The site is part of an area is heavily used, particularly into the evening. The access in front of the site is frequented by pedestrians, coupled with passing vehicular traffic and street lighting and CCTV in the area, it is considered that the potential for offenders to access potential targets is reduced. As such this would have a effect of reducing opportunities for crime in the area

Conclusion

13. An enlarged retail unit will support the viability and vitality of the Camden Town. For this reason, and as set out above in this Statement, planning permission for the replacement shopfront should be granted.