

17 Aylmer Parade, Aylmer Road, Highgate, London, N2 0PE
Tel: 020 8347 7008 Fax: 020 8347 7009



Architectural Services
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Planning Officer
Environment department

5th floor, Camden Town Hall Extension

Argyle Street London

WC1H 8EQ

8th February 2007

Dear Sir/Madam,

**DESIGN AND ACCESS STATEMENT FOR THE INSTALLATION OF
AIRCONDITIONING UNIT AT REAR OF SURGERY AT 61 SOUTH END
ROAD LONDON NW3**

South End Road is well connected with good transport links, convenient for pedestrian and road users. Our client wishes to apply for a change of use primarily of the lower ground floor of the existing Art framing Shop to use as a veterinary clinic to meet the needs of the local population.

The Heath nearby is popular for local pet owners. They would

- provide jobs,
- provide YTS placements for local schools and Camden Job Train,
- add diversity to the shopping parade
- Attract more business to other shops in the parade.

There is no vet in Hampstead proper. The clinic would be designed in such a manner as to reflect the character of Hampstead. We are employed as interior designers in the decoration of the interior and the building work would be to a high specification. The whole ground floor has been designed so as to maximise the potential for retail sales. Pet food, pet accessories, flea treatments and similar products will be displayed on shelves throughout the ground floor so retaining its retail use.

The access to the premises is very good for wheelchair users and retail display of items will be done to give easy access to all customers for all products.



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The basement will be used for performing medical and surgical procedures. Part of the bottom floor will be used for storage and a kitchenette. The whole bottom floor is presently used for storage.

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There is adequate metered and permit parking in the area. They are hoping to see 20 clients a day which equates to less than 2 people per hour. Some of these people will be visiting other shops in the parade anyway. The current business here probably generates an equivalent amount of traffic.

This will be a branch surgery with the main one having been established 10 years ago in a shopping parade next to a restaurant and optometrist in Crouch End. Pets will be transported from Hampstead to Crouch End for over night stay as there are staff there to do night time checks. The basement will be sound proofed. Both the above will prevent any potential for noise. Clinical waste will be stored according to regulations stipulated by the Health and Safety Executive and collected by Cambridge Pet Crematorium. There is absolutely no concern about smells. There are none. Restaurants in the parade certainly generate noise (extractor fans) and smells (garbage and food).

The clinic will contribute towards the character of the area, provide employment and provide a much needed independent business for the local population.

We attach drawings showing what is proposed, we hope that you would look at this favorably in line with council's policy to provide good quality services in the local area.

We look forward to a positive outcome to this application.

Mr Olagunju RIBA

