

**156 CAMDEN HIGH STREET
LONDON NW1 0NE**

DESIGN AND ACCESS STATEMENT

Proposed Development

The proposed development includes the removal of all internal walls and partitions within the ground floor, the demolition of the rear ground floor existing lean-to extension, the development of a new shop front to replace the existing shop front and the construction of a rear ground floor extension to cover the existing small courtyard. The extension will incorporate a curved perspex rooflight. The rear extension is less than 13m².

The extension and development of the shop front has been designed in accordance with the Camden Replacement Unitary Development Plan 2006 with particular attention to the sections "Alterations and Extensions" - Sections 3.31, 3.34, "Shop Fronts" Section 3.41 and "Access for All" Section 1.12 and 1.13.

The existing building is currently divided into two occupancies, a hairdressers (A1 use) and an estate agents (A2 use). The proposal is to convert the ground floor back into a single retail unit (A1 use). This would have been the building's original format. We believe this meets the Authority's desired use in this location. It is our understanding that a change from A2 to A1 is a permitted change that does not require a Planning Application.

Shop Front

The shop front has been designed so that it is in keeping with the surrounding shop fronts on Camden High Street in accordance with the Camden UDP 2006 Policy Section 3.41. The architecture of the building will not be compromised by the proposed shop front as it does not extend out obtrusively and maintains the proportions of the existing building. However, we have requested that the shop front is dealt with as a reserved matter. The shop front will be subject to submission of more detailed drawings, which we propose to submit once a tenant has been identified and their exact requirements in terms of door position, etc. is known.

In reference to access for all, with particular consideration of Section 1.12 and 1.13 of the Camden UDP 2006, the access of the shop and hairdressing floor should be significantly improved – the floor levels being made even and the shop front door being made to 800mm as specified by Building Regulations Part M as being the width necessary for disabled access. The shop front and shop interior are to be fitted out independently to this application

Alterations and Extensions

The alterations proposed have been designed in accordance with Section 3.31, wherein they follow the form, proportion and character of the building to which they relate. The proposal does not include unsettling any trees or gardens in the area and the development at the rear will not undermine any uniformity to the rear in accordance with the remaining terrace. Currently there is no particular pattern at the rear of this terrace.

In accordance with Sections 3.33, the extension will not lead to the loss of any architectural features, such as cornices, mouldings, architraves, porches or chimneys or alter the scale and the proportion of the building.

The drainage will remain as existing.

Refuse and Recyclable Waste

Provision will need to be made within the single unit for storage and collection of refuse and recyclable waste. Until a future tenant's proposals are known and their proposed fit out is determined, we can not submit specific details. We propose that any approval be subject to more detailed submission of information as a condition of the approval.