

**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