

DESIGN AND ACCESS STATEMENT

CONTINUATION OF A3 USE ON PART GROUND FLOOR AND
BASEMENT AND EXTENDING A3 TO FRONT OF THE BUILDING
AND CONSTRUCTION OF EXTRACTOR DUCT TO THE
REAR ELEVATION

AT 37 THEOBALDS ROAD, WC IX 8SP

Ref: 140905/SH October 2014
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SITE LOCATION

37, THEOBALDS ROAD, WC 1X 8SP

1.0 SITE ANALYSIS

The proposed site 37 Theobalds Road lies on the south side of Theobalds road near the junction of Lamb Conduit Street.

The premises is presently a shop (partly A3) and it is

- within the Bloomsbury Conservation Area
- within Central London Area but not a 'Local Area'
- not within either a district or neighbourhood shopping zone as defined in the UDP
- not within Central London frontage area as defined in the SPG Central London
- not a 'specialist shop' as defined by 6.1 SPG Central London



1.1 LOCATION AND FACILITIES

The proposed site 37 Theobalds Road is part of an informal shopping area situated along Theobalds Road (numbers 1-59) with shops on the south side at the West End and the north side towards Holborn Library. There are also supplementary shops in Red Lion St and Lambs Conduit Passage.

The main local shopping zones are Lamb Conduit Street which is identified in the LB Camden UDP as a Neighbourhood Shop Centre and High Holborn which is defined as a Central London Shop Frontage in LB Camden SPG Central London.

Most of the shops do not operate on the weekend as they mainly serve the local office working community

Lamb Conduit Street tends to cater to the local residential community with more shops opening at the weekend.

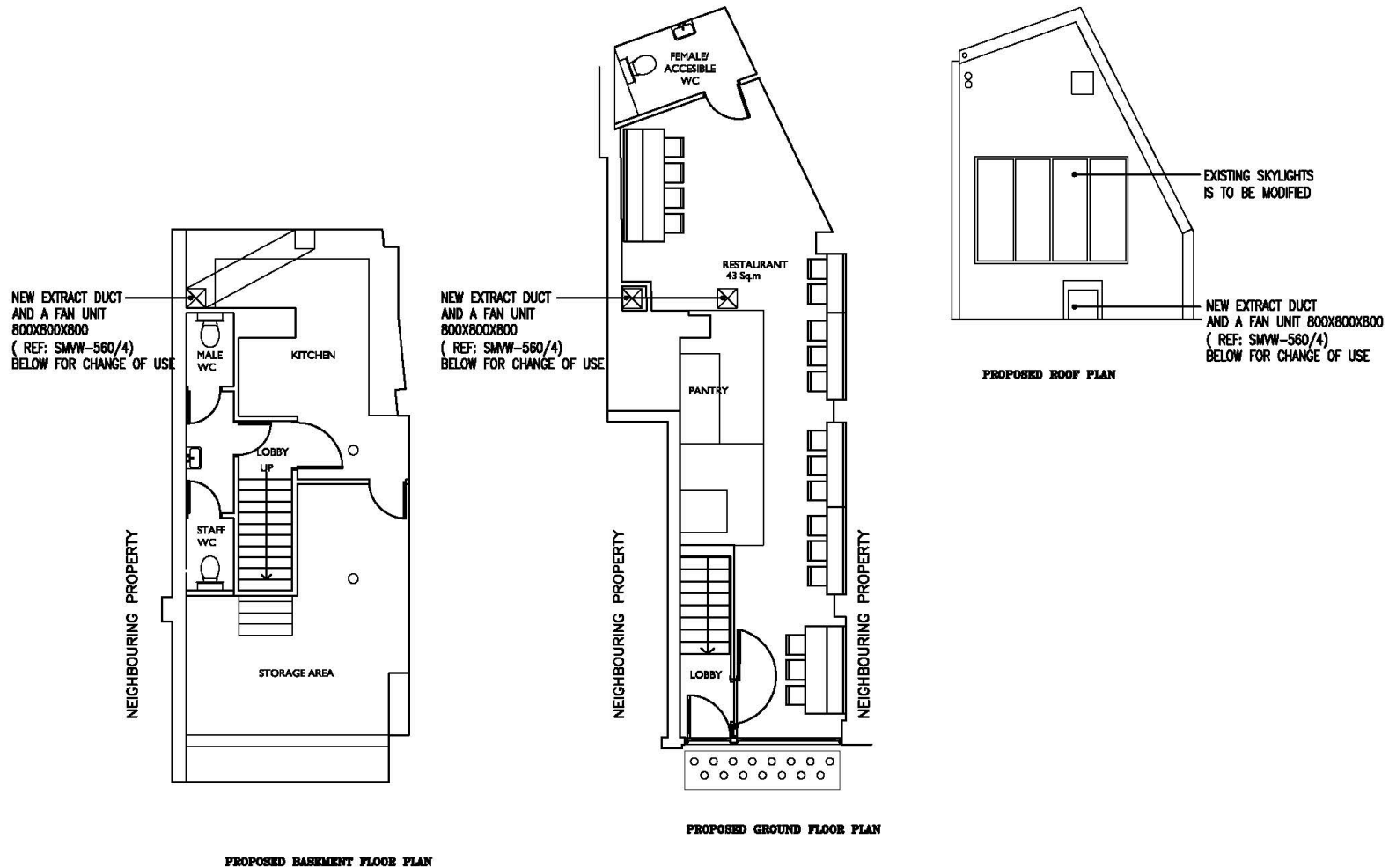
The application site consists of Four storey mid terrace property located in a mixed used commercial area on Theobalds road, where the adjoining and surrounding properties are of different size and character

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2.0 APPLICATION PROPOSAL

The application is for continuation of A3 use on part ground floor and basement and extending A3 to front of the building and construction of extractor duct to rear elevation

New installation of a kitchen extract system with sound and noise proof filtration unit from the kitchen to vent at a high level and flue vents at least 1m above the roof eaves or nearby windows





PROPOSED FRONT ELEVATION



NEW EXTRACT DUCT
AND A FAN UNIT 800X800X800
(REF: SMW-560/4)
BELOW FOR CHANGE OF USE

PROPOSED REAR ELEVATION

PROPOSED POLICY

The Council's planning policies are contained in the Borough's Unitary Development Plan. The policies relevant to this application are SH3A and SH11.

The change of use class generally complies with the Council's policies that retain the scale, massing and height that is appropriate to its setting and town location in that layout and contribute to the visual character of the street scene within the surrounding area with the access to a choice of means of transport.

Change of use class from partly A3 Detailed research shows that there is no unacceptable impact on the vitality and viability of other town centres and district centres and moreover change of use from partly A3 is a valued facility to local residence.

This change of use class doesn't affect any traffic pattern on the high street and accommodate adequate car parking as well as heavy goods vehicle.

The original front façade of the building is retained to maintain the visual impact of the main street scene

3.0 ACCESS STATEMENT

Theobalds Road property is an individual unit and has a Hatch in the front for delivery loading and unloading. The Holborn station is to the west of the property. The property is located outside the town centre however it is on key local shopping centres.

PUBLIC TRANSPORT

The site is located in area where access to public transport is good, with a number of bus services being available from outside of the property. Holborn station is within ten minutes travelling distance from the site.

Public transport is excellent , a number of buses run from within 20 yards of the shop to run through the heart of the city. The tube station is 10 minutes walk away.

ENTRANCE TO SHOP

Main access to the shop is through the main pedestrian footpath which remains open during opening hours.

HORIZONTAL CIRCULATION WITHIN THE SHOP

- The passageway between the entrance and service counter is kept unobstructed.
- The floor is level.
- Door from kitchen does not open towards a service area.

WAY FINDING

The scheme will have simple internal circulation.

Directional signs will be situated at higher level in order to be visible.

Intention is to supplement signs with non-written information.

All signs to comply with BS8300 and Sign Design Guide published by JMU and Sign Design Society.

LIGHTING

All lighting will be controllable and adjustable to suit needs.

Amount of natural light is maximised by large glazed fix partition with glass door.

Ensure that windows, lamps and blinds are kept clean in order to maximise available light. Ensure that blown light bulbs are swiftly replaced. The existing rear skylight maximised the natural light

This Access statement should form part of Building Management Manual.

DECORATION

Colour scheme to be designed to include colour contrast between walls, floors, doors and ironmongery.
The original brick wall will be kept for authentic appeal

MEANS OF ESCAPE

Existing Fire staircase which runs from Basement to ground complies with Part B of Building Regulations

BUILDING MANAGEMENT CHECKLIST

a). Routes and external paving surface

Ensure that external routes and steps are kept clean, unobstructed and free of surface water, snow and ice.

b). Doors

Ensure that door closers are regularly maintained, door ironmongery is kept clean and free-moving.

c). Horizontal circulation

Ensure that spaces required for wheelchair manoeuvres are not obstructed by deliveries or storage.

d). Alarm and security

Ensure that alarm systems are regularly checked

e). Surfaces

Ensure that cleaning and polishing does not render slip-resistant surface slippery.

4.0 PLANNING POLICY

These are the main policies relating to the proposal

- LB Camden UDP adopted 2000 - SH10 Shops lying outside designated centres
- LB Camden UDP adopted 2000 - SH18 Food & Drink
- LB Camden UDP adopted 2000 - EN31 Character and appearance of Conservation Area
- LB Camden SPG Central London adopted jul 2004

LB Camden UDP adopted 2000- SH10 Shops lying outside designated centres

LB Camden UDP SH10 has two criteria to be satisfied if the change of use is acceptable. The proposal should

- not be detrimental to the character and function of the area
- not be detrimental to local amenity, environment and transport conditions.

The proposal is not detrimental to the character and function of the area

The vitality and viability of centres is strongly influenced by the variety and choice of shops and services available in them, and the presence of other uses. There is a growing demand for leisure facilities and food and drink uses within centres which provide activity when shops are shut. Workplaces such as offices can provide an important source of customers, while the provision of housing can provide both customers and natural surveillance during the evening and at weekends. The Council will seek a mix of uses in each centre that maintains its particular character, but will allow changes in the mix that ensure its continued vitality and viability.

The Council recognises that individual small-scale food and drink uses outside centres can be important local facilities. Food and drink uses, such as cafés and restaurants, in locations other than Central London Front-ages, Town Centres and the King's Cross Opportunity Area can reduce the need to travel and provide community meeting places. Therefore, Neighbourhood Centres will be considered suitable locations for food and drink uses of a small scale (generally less than 100 square metres) that serve a local catchment, provided they do not harm the surrounding area (see policy R3).

CHARACTER

- The application is for continuation of A3 use on part ground floor and basement and extending A3 to front of the building and construction of extractor duct to rear elevation and it is an individual small scale food establishment looking to serve the office workers and residents in the immediate area

FUNCTION

- The important front section of the premises will continue to operate as a Restaurant and so both facade and front areas will operate as before. Basement will only be kitchen/storage/toilets

LOCAL AMENITY

The proposal does not detrimentally affect the local amenity for the following reasons

- Our analysis of the parade of shops on Theobalds Road show that within the area all the main type of local store are catered for i.e. convenience store, newsagent, butcher, etc
- It is within 150m of the Neighbourhood Centre of Lamb Conduit St which has over 45 shops so the local area is very well served with local shops
- It is within 200m of Central London Frontage zone along High Holborn offering a large variety of shops
- It will provide a healthy alternative to the local working consumers/ residents. It will provide a variety, vibrancy and choice to the local customers/workers and make Theobalds road a vibrant and attractive place
- Open on Saturday and Sunday to improve vibrancy and cater for the needs of the customers of the nearby Hotel (Premier Inn) a mere 100 m away on Red lion street.

ENVIRONMENTAL CONDITIONS

- As a small premises it will be possible to ventilate the area mechanically with a new kitchen extract
- Litter - It was an Italian Cafe before so litter would be roughly the same as before and as Neighbours

TRANSPORT CONDITIONS

All the customers will be expected to travel by foot from local places of work or homes so there should be no impact on the local road traffic.

- a) the effect of the development on ease of movement on the footway; and
- b) the vehicular stopping and parking characteristics of the development and their effect on noise and highway conditions.

4.1 LB CAMDEN SPG CENTRAL LONDON ADOPTED JUL 2004

SPG Central London (adopted 2004) lists three main considerations for change of use to food use

- Be located in a broadly acceptable location for that type of activity
- Not adversely affect the particular street frontage or area in which it is located
- Not create unacceptable harm in its specific location

4.2 ACCEPTABLE AREA

It is an acceptable area for the following reasons

- Theobalds Road is already a shop/cafe area
- The area serves the local office community and so there is a high demand for food/drink services
- Several large office projects have been completed in the area recently, on Proctor Street & Theobalds Road which will require increased food & drink facilities.
- Recently New Premier Inn Hotel is built on Red lion street

4.3 Not create unacceptable harm.

The SPG raises concerns regarding clustering 5.21 SPG Central London may cause harm.

- Although there are other food premises nearby, they tend to be sandwich shops not A3 use.
- There is a high demand for food outlets
- Amongst the existing shops all the main services (dry cleaners, newsagents etc) are well catered for.
- There are two main shopping areas within 200m of the premises High Holborn and Lamb

Conduit Street

- The existing shopfront and vitality will be retained
- Extended opening hours from 7 am to 11pm (Monday to Friday)and 11am to 11.30 pm on Saturday and Sunday (5.9 SPG Central London notes) longer hours can improve area.
- CS2 Policy- growth areas. Holborn identified as a growth area with new housing and business space planned, restaurant provided to service that increase in flow of people-provide benefit to surrounding areas and communities, healthy food, extra jobs, etc

5.0 CONCLUSION

The proposal complies with Council Policies relating to change of use class, in that it complements the existing building and surrounding buildings, does not alter its scale and character, and respects the amenity, privacy, daylight and sunlight of adjoining properties and the local character and street scene. It also complies with the guidelines set out in UDP.