

NICK BAKER ARCHITECTS

86-88 DELANCEY ST

APPLICATION FOR CHANGE OF USE FOR 2008/0718/P

DESIGN AND ACCESS STATEMENT

07 OCTOBER 2014

INTRODUCTION

This design and access statement has been prepared in support of the application for full planning permission for the change of use of the two ground floor units, identified as 'Unit 1' and 'Unit 2' in 2008/0718/P from B1 to A1.

The five storey development is mixed use with 14 self contained flats on the upper floors and units with a B1 designation to the ground floor. The B1 use is split between three units, Units 1 and 2 are located to the front of the development, along Delancey Street and comprise 96.5m² and 83.7m² respectively. Unit 3 is located to the rear of the site and comprises 330.4m² over two floors.

Following the planning approval at committee the topic of the change of use was raised with planning officers. In line with the creation of a renewed focus on this site and the regenerative quality of the proposed development the concept of A1 use was agreed as an appropriate use subject to application. As the large bulk of the B1 use of the site is being maintained we believe on balance the change if use would be of overall benefit to the area and it's position as a connection to the vibrancy and character of the rest of Parkway.

The development is currently under construction and is nearing completion.

SITE CONTEXT

86-88 Delancey Street is located on the South West edge of the London Borough of Camden. It lies on the junction between Delancey Street (north/south) and Parkway (east/west.) Approximately 200m from Regent's Park and 500m from Camden High Street it sits in the Camden Town Conservation Area and adjacent to the Primrose Hill Conservation Area.

Historical reference has identified that as the larger villas to Regents Park were separated from the terraces by the railways cutting in 1833 of Camden Town a social divide was created between the two areas. The Parkway/Delancey Street junction became one of only a few points at which to cross over the railway lines.

As identified in item 7.11 of Core Strategy 7 Camden Town, in its context as a shopping area, is a major tourist destination. The use of the ground floor units as A1 will provide a natural extension of the A1 use along Parkway, and the additional footfall and activity generated by this use will reinforce the prominence of the site as a gateway between Camden Town and Regents Park, fulfilling the potential of this site as a significant urban location within Camden.

The development across the street at 120 Parkway is similar in the nature of its urban context, and benefits from A2 use.

ACCESS

The units have been designed with due consideration to the requirements of the Disability Discrimination Act and the Approved Documents with regards to access.

The units can be accessed via level access directly from Delancey St, and the wide entrance doors are suitable to A1 use.

The units are therefore completely suitable for A1 use with no need for alteration.

TRANSPORT

No additional parking is proposed as part of this application. As indicated in the transport statement to 2008/0718/P the site benefits from excellent public transport with 6 bus routes and 2 rail stations within 640 metres and 960 metres respectively.

With regards to servicing, the approved development allows for office or light industrial use in accordance with the transport statement approved under 2008/0718/P, the servicing requirements for the units as small A1 is envisaged to be less onerous than for B1 light industrial.

IMPACT OF PROPOSAL

Whilst there will be some loss of B1 space from the change of use of the front units to A1 the majority of the B1 use, 65%, will be retained on site in the form of the rear block. The change to A1 use will enhance the character of the development as a mixed use site.

The provision of two small retail units is in accordance with Development Policy 10 *'The council will encourage the provision of small shop premises suitable for small and independent businesses.'*

The alteration from B1 to A1 is unlikely to cause disruption to occupiers or neighbours, indeed following the May 2013 Amendments to Permitted Development Rights an alteration from B1 to A1 for a period limited to two years is permitted development, highlighting the compatibility of these two uses.

The façade proposed for the B1 units takes the form of shopfront style full height curtain walling, in accordance with item 30.5 of Development Policy 30 *'transparent shopfronts will be sought...due to the contribution they make to the vitality and attraction of centres'*. The façade is entirely suitable for A1 use without any alteration.

CONCLUSION

The units are entirely suitable for the change of use from B1 to A1, with no need to alter the units and no adverse effect on access, transport or local residences. The change of use will enhance the mixed use character of the site and reinforce the prominence of this gateway site, acting as a natural extension of the A1 use along Parkway.