

## Planning, Design and Access Statement

### **Site Address:**

9 -11 Tottenham Street  
London  
W1T 2AQ

### **Date:**

September 2015

### **Contact Details:**

### **Applicant:**

Mr Paul Davies  
Alpha Gamma Ltd  
c/o Pearl & Coutts  
3rd Floor  
9 White Lion Street  
London  
N1 9PD

### **Agent:**

Cooley Architects Ltd  
123 Aldersgate Street  
London  
EC1A 4JQ

Name: Mrs Gebina Ham

Telephone: 020 3176 4481

Email: [gebina@cooleyarchitects.com](mailto:gebina@cooleyarchitects.com)

Web: [www.cooleyarchitects.com](http://www.cooleyarchitects.com)

This report should be read in conjunction with the submitted drawings and noise report.

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## Statement of Intent

It is the intention of client to gain permission for the change of use in the basement of 9 – 11 Tottenham Street.

Prior to August 2011, the basement was used as a retail unit, class A1. Since then it was changed into and used as a gymnasium, class D2, by Good Vibes Fitness.

A previous application was made by the client in 2012 to be granted permission for the change of use. However, this application was classified as invalid and never completed. We have looked at the previous invalid points and addressed them as part of this application.

## Design

Access into the basement has remained the same, and the external appearance of the unit has remained unaltered. There have been some changes to the internal layout to accommodate the new use, but the exact internal layout prior to 2011 is unknown.

The first floor of 9 – 11 has a flat roof at the rear, with a large glass skylight for the restaurant on the ground floor. This roof space accommodates various condensing units for the restaurants at 9 - 11 and 5 – 7. Since the change of use first occurred, several condensing units and an air extractor unit have been put on this roof to serve the new gymnasium. To evaluate the potential noise pollution, a noise report was carried out, which is submitted with this application. This report shows that the units all comply with Camden's noise standards.

## Statement of Change of Use

The gymnasium has been in use for four years and we believe that this service benefits the community and is a popular service for local residents and workers.