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Development Management
Regeneration and Planning
London Borough of Camden
Judd Street,
London WC1H 8ND

09 November 2015
Our ref: S.A/11-2015/DAS
Your ref:

Design and Access Statement of;

Proposed change of use from (A1) retail sandwich & café bar to (A3) hot food café-restaurant with installing extractor ventilation system inside the premises connected to external aluminium weather louvre to the ground floor, exiting to the front for;

33-35 Woburn Place, Bloomsbury London WC1H 0JR

The Site and Surroundings



Fig.1: Front (North West) elevation of 33-35 Woburn Place

The site is occupying two units at the ground floor of seven storey building of Royal National Hotel located on the Woburn Place, Bloomsbury. The property is located fronting Woburn Place.

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Woburn Place is the main road located between Euston road and Southampton Row. The road is providing connection to central London via Southampton Road and to the north/north west London in via Tavistock Square by Euston main road.

The site is traversed by a historical Conservation area boundary over which the current hotel development has been established. The area where the site located is in the **Bloomsbury Conservation Area** and within the **Bloomsbury Sub Area 6** of London Borough Camden. The building is **not identified as ``listed building``** on the **Bloomsbury CA Sub Area 6 Townscape Appraisal Map** of Camden Council.

The site is located on ``Central London Frontage`` and in ``Highly Accessible`` location.

The area attracts a large influx of workers, students and visitors each day to its offices, academic institutions, student accomidations, hotels and shops, and in the evening to the bars, restaurants, cinema and other entertainment establishments. Workers, students and visitors are critical to the vitality and economic success of parts of the area.

The 33-35 Woburn Place is in use as (A1) retail sandwich & café bar for a long time (more than ten years) operating with light cooking facility and serving light breakfast, sandwich and hot and cold soft drinks to the local people, students and visitors.

Other than the two nearby hotel café-restaurant facilities which serving their own customers, currently there is no similar type good size eat in hot food café breakfast shop establishment serving traditional English breakfast and fresh prepared healthy food which operates non-stop from early morning to evening in the area.

Right opposite the site at 19-29 Woburn Place there is big student accomidation unit is opearting with its 351 room serving approximately for 451 students. There is high demand from those students to have proper breakfast cafe restaurat nearby for their daily needs.

Enabling the current café to provide wide variety of hot food traditional full English breakfast and daily prepared fresh cooked hot food will highly benefit the office workers, students, visitors, neighbouring retail outlets and the community as whole by providing not only place to eat, it will also provide decent place to meet and communicate.

With (A3) use, the applicant planning to serve traditional English breakfast and different variety of fresh prepared healthy hot and cold food to the local community, shoppers and to the visitors. The purpose is, securing the business with the change of use will enable to the applicant to serve wider selection of hot and cold food this will provide sustainable increasing profitable income and the occupancy of the unit will be secured.

With the proposed development, the applicant will be able to employ 4 full time 3 part time personnel from the local unemployed skilled people (cooking chefs, helpers and servers) to run his cafe shop which will help to reduce unemployment rates within the area.

The change of use will give positive effect to street level property in the local shopping area.

There would appear to be no conflict between the proposal and the existing façade in this location.

Outline Proposals

The applicant seeks to change the (A1) retail use sandwich & café bar to (A3) hot food café-restaurant with installing extractor ventilation system inside the premises connected to external aluminium weather louvre to the ground floor, exiting to the front.

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The type and technical specifications of the extraction ventilation system are within the limits of related planning requirements and Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems. Please see attached ``Design and Specifications of Extraction Ventilation System`` statement.

The building is in good condition and no change is planned externally apart from aluminium weather louvre at the front. There will not be any change to windows and the doors other than improvement of their current condition.

Where considered necessary ceiling of the coffee shop will be sound proofed to prevent and or minimise noise to current standards if required by the planning department.

There will be internal minor construction work will be done for floors and walls and necessary catering cleaning, storage, preparation and cooking facilities will be fitted according to submitted proposed layouts to comply relevant planning, environmental health, health and safety and fire safety regulations. There will not be building work carried out. After receiving approval for (A3) use, the applicant will make a new fascia sign and hanging sign application to improve their current condition.

The change of use will not adversely affect the character or appearance of the area and will not increase pressure for similar development that would collectively cause adverse effects as there is not same type of fully established good size of seat in café shop operating in non- restrictive opening hours, serving traditional English breakfast and fresh prepared different variety of healthy hot food with disable facilities operating in the area.

Planning History

The planning department online planning search records show no records for the site. The site is in use as (A1) retail sandwich & café bar for more than ten years.

Policy Considerations

Following policies were considered when formulating the proposal;

Camden Development Policies;

Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

SD7 Light, noise and vibration pollution – DP26 – DP28

B1 General design principles- CS14 –DP24

B7 Conservation areas – CS14 – DP25

R1 Location of new retail and entertainment uses – CS7 – DP12

R2 General impact of retail and entertainment uses – CS7

R3 Assessment of food and drink uses and licensed entertainment- DP12

LDF Core Strategy and Development Policies (Camden Development Policies 2010-2025)

CS5 Managing the impact of growth and development

CS7 Promoting Camden's centre and shops

DP12 Supporting strong centres and managing the impact of food, drink entertainment and other town centre users

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DP25 Conserving Camden's heritage

DP28 Noise and vibration

Supplementary Planning Guidance

``Revised planning guidance for central London: Food and drink entertainment, specialist and retail uses (Adopted 4 October 2007)``

Parking provision

The majority of public will use the premises on foot.

The premises located within the heart of the Woburn Place where majority shoppers and visitors use council operated pre-paid or private parking facilities located on the Woburn Place and the nearby streets. Most of the community use public transport.

The development considered that, also satisfies policies consisting parking and transport requirements.

Scale

-Attached, I submit the architectural drawings of the premises both existing and proposed scaled at 1/100. (Please see attached documents; Site plan 1/1250, Block plan 1/500, Drawings; Existing and proposed floor plans and existing & proposed elevation and section details.

Design, construction and layout of new coffee shop will fully comply with current building, environment health, health and safety and fire regulations. Energy saving lighting system will be used inside the premises.

There will be carbon filtered canopy system, electrostatic precipitator, odour neutralizer and centrifugal ventilation fan will be fitted inside of the premises to minimize potential smoke, smell and noise given outside from the premises. ``Design and Specifications of Extraction Ventilation System``. (Please see attached document).

Access

The existing access arrangements to the site remain unaffected by the proposal.

The premise has levelled main front entrance doorway is in 900mm wide, enabling disabled access fronting to the Woburn Place. The front entrance will be kept as it is. The premises has one fire exits at the rear, facing to the central common use area of the main building exiting to the Bedford Way.

Opening hours;

Monday to Saturday including bank holidays and public holidays: 07:00 to 23:00

Sundays: 07:00 to 23:00

-Proposed hours of operation of the ventilation plant;

Monday to Saturday including bank holidays and public holidays: 07:00 to 22:45

Sundays: 07:00 to 22:45

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Waste Storage Information:

Standard size of commercial waste containers is currently in use provided from approved trade waste collectors by the Camden Council Environment Health Department. Waste container is placed at the rear provided service space by the building management for its tenants.

Eurobin. Capacity: 1100 liter. Dimensions; H: 1370mm, W: 1260mm, D: 990mm

-If required grease separator trap complying with BS EN 1825-1:2004 will be installed restaurant's kitchen washers point to collect maximum amount of waste grease and recycle. Allow minimum amount of cooking and kitchen grease drain to local and main sewer system. (Please see submitted technical brochure).

Sustainability

To reflect the quality and character of the location and respect the status of the original building the materials, techniques and fittings used in the proposal will be of a high quality and be executed to a high standard, to achieve longevity. Where possible internal decoration and construction materials are to be sourced from renewable or recycled / recycle-able sources.

Conclusion

The proposed change of use of 33-35 Woburn Place has been designed in terms of scale, form and material detail to conform to relevant policy and local guidance.

Therefore we consider the application should be recommended for approval.