

DESIGN AND ACCESS STATEMENT

158 CAMDEN HIGH STREET, NW1 ONE, LONDON

Change of use of the ground floor level from retail class A1 to class A3.



Existing situation

The property is a 106.18sq.m commercial unit located on the ground floor of 158 Camden High Street, next to Camden Town tube station. It is currently used as hairdressers unit.

Proposal description

This application proposes the change of use of the ground floor retail unit from a hairdressers (class A1) to a restaurant (class A3). This alteration is permitted development under GPDO 2015 Part 3 Class C.

Minor internal alterations will take place in order for the unit to host the new use (drawing number P01).

The kitchen of the new unit will take up about 30% of the whole area and will be located towards the rear for reasons of convenience with the kitchen extract. The duct will be Ø450mm and will be boxed in acoustic panels as it rises alongside the first and second floors' rear wall, ending up in an acoustic enclosure of 1200mm, inside of which there will be an ESP or carbon activated filter, a 3-phase fan and a silencer. The enclosure will be situated at the third floor's flat roof at the rear of the building (PH 02). Access to it, for maintenance purposes only twice a year, will be achieved through Flat 4 (drawing P04). An acoustic survey will be carried out before and after the installation to make sure that the plant noise is at least 5 dB(A) below the existing background noise level at 1m outside the nearest noise-sensitive façade, based on Table E Appendix 1 of the London Borough of Camden's Unitary Development Plan. The survey will take place at a location representing the nearest noise-sensitive windows. Moreover, an odour survey will take place to determine the odour concentration of the emission ou_E/m^3 and the odour emission rate ou_E/s , in order to make sure that the emissions are less than 100 units. The whole kitchen extract construction will have no visual impact in the front elevation of the building.

Behind the restaurant's kitchen there will be a temporary refuse storage area (ventilated) that covers the needs of the day. In the end of each day the refuse (general waste and recycle) will be taken out in waste and recycling bags purchased by the council, and will be collected at the indicated hours (everyday 6.00-8.00, 18.00-20.00, 24.00-2.00). There will be no alteration to the shopfront or to the above levels.

The existing sound separation between the ground floor unit and the flats above will be upgraded to ensure that no disturbance is caused by the new use.

The spot is ideal for such use, as Camden Town is a very busy area that gathers both tourists and Londoners and offers many recreational facilities. The transport facilities are excellent, with Camden Town tube station 0.1 miles from the site, Camden Road station 0.3 miles away and plenty of bus stops with connections to the city center and the neighbouring areas. No parking lots are required for the use.