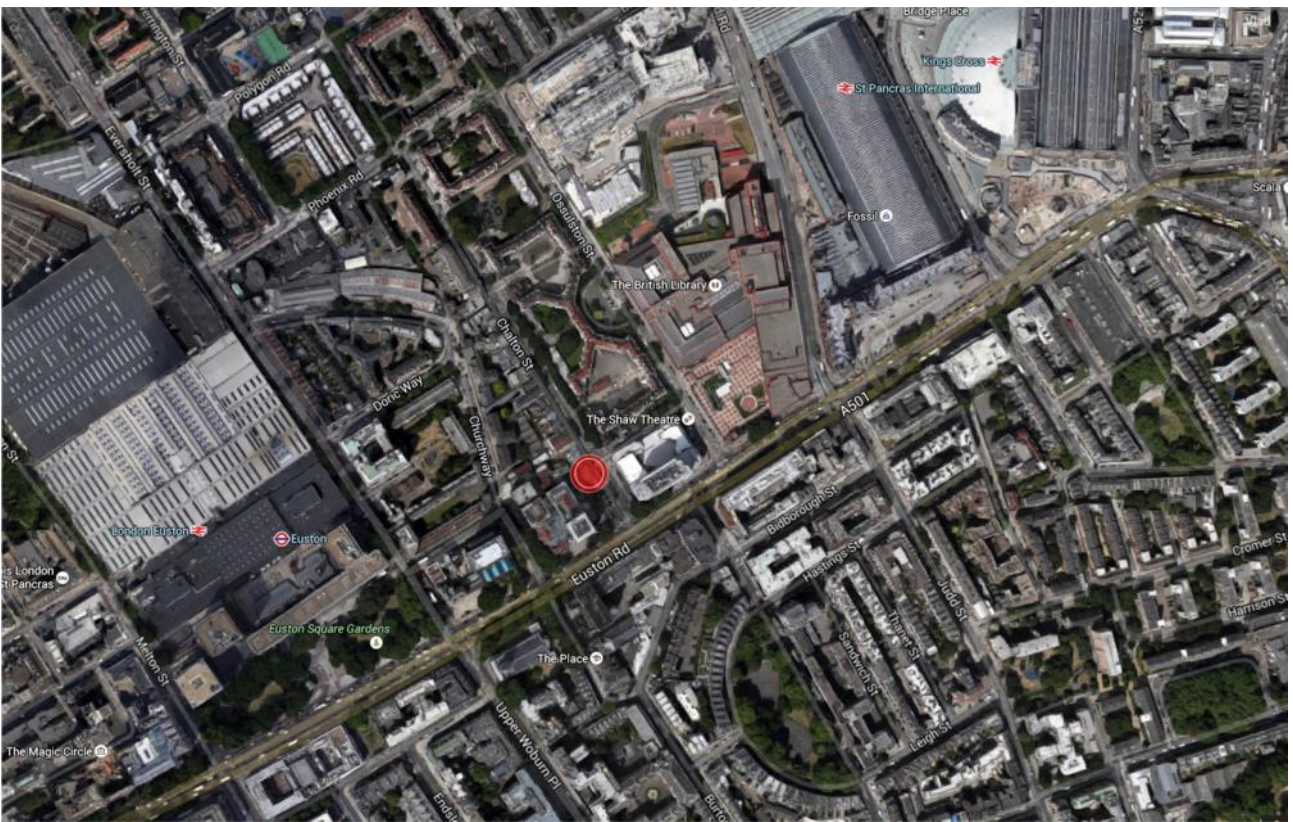


Design and Access Statement

Full planning application for change of use from A3 use class to mixed use 50% of A3 (Restaurant) and 50% of A4 (Bar) at 3-9 Chalton Street, London, NW1 1JD



Prepared by Arch Planning & Licensing on behalf of Mr. Bhrijesh Patel

1. DESIGN STATEMENT

This design and access statement document is intended as an aid for understanding the processes used in forming the design principles and final layouts for the accompanying full planning application for a change of use from an A3 use class to mixed use 50% of A3(restaurant) and 50% of A4(bar) at 3-9 Chalton Street, London, NW1 1JD.

Chalton Street is located on the northern side of Euston Road between St Pancras and Euston stations and lies within a designated Neighbourhood Centre, which is partially included into the Central London Area, accordingly with the Camden Planning Guidance 5 (CPG 5) - Chapter 8 Appendices - Appendix 1 - Properties located within Camden's Centres. In relation with this, our site 3-9 Chalton Street is part of a parade of 10 units, from 1-19, which are considered as not located in the Central London Area.

Also related with CPG 5, the guidance for Neighbourhood Centres in Central London states that the Chalton Street character is represented by a high number of non-town centre uses, with little less than one third of premises in retail and higher than average vacancy rates and with breaks in continuity due to change of use to office or residential. In respect to this, the approach to retail uses is to maintain 50% of ground floor premises as A1, while the approach to food, drink and entertainment is to be no more than 25% f.d.e. uses, no premises larger than 100sqm and no more than two consecutive f.d.e. uses in centres.

The site comprises a three storey plus basement property located on the west side of Chalton Street. The ground floor is currently in use as a restaurant (A3 use class), whilst the associated basement is ancillary, and the upper floors are in residential use.

The site lies within a terrace of buildings containing a mixture of food and drink, office, retail and sui generis uses which are typically located at the ground floor level, with some residential and office uses above. To the rear is a school which provides health and educational services to pre-school children with hearing, speech and language impairment. The school is accessed via a passageway next to 15 Chalton Street.

The property is not listed and is not located within a conservation area.

The design objective is to create a development of the highest quality, which will be sympathetic to the existing buildings and which will respect the heritage and the history of the area.

The proposal is not intended to harm the character, function, vitality and viability of the centre, the local area or the amenity of neighbours, but on contrary to enhance the existing opportunities for clients. At the same time it will be in respect of the council's policies like DP12, DP26, DP28, DP30, DP13, CS7, CS8, CS9 and CPG 5.

The proposed development is for the change of use of the existing A3 use class space, restaurant, to a mixed use A3 (restaurant) and A4 (bar) space. In terms of percentage both of the uses will have 50% of the existing space.

The intention of this change is to bring together both opportunities for clients like eating and drinking. The available area will be used as restaurant and bar, without being physically separated. At the same time, necessary toilets are provided at the basement floor level for both A3 and A4 use classes. Also, the existing front terraces will be designed in order to provide more quality sitting places for the mixed use.

Regarding the access and the evacuation, both of the existing entrances will be preserved and properly marked.

Analysing the existing percentages of use classes at ground floor level and/or basement floor level in the area, in relation to above mentioned parade of 10 units, from 1-19, we can observe the following aspects:

No. 1	Chalton Street	A1 use class	Shop - Unit Name = "City News"
No. 3-5-7-9	Chalton Street	A3 use class	Restaurant (Application Site) - Unit Name = "Romance Restaurant"
No. 11	Chalton Street	A1 use class	Shop
No. 13	Chalton Street	D1 use class	Passageway – access for school which provides health and educational services to pre-school children with hearing, speech and language impairment
No. 15	Chalton Street	A1 use class	Shop / Café
No. 17	Chalton Street	B1 use class	Offices
No. 19	Chalton Street	B1 use class	Offices

Existing Percentages:

A1 use class	- 3 units	- 30%
A3 use class	- 4 units	- 40%
B1 use class	- 2 units	- 20%
D1 use class	- 1 unit	- 10%

Proposed Percentages:

A1 use class	- 3 units	- 30%
A3 use class	- 2 units	- 20%
A4 use class	- 2 units	- 20%
B1 use class	- 2 units	- 20%
D1 use class	- 1 unit	- 10%

In the above mentioned situation, the proposal is just enhancing the mixture of use classes of the area, adding the A4 use class which is currently missing, without losing A1 use class area which the Council's Policies try to maintain at least 50% of ground floor premises.

Additionally, if we take into consider other premises which are situated on the same side on Chalton Street we can also see that the A4 use class is not present:

No. 25	Chalton Street	D1 use class	Art Gallery
No. 29	Chalton Street	A2 use class	Estate agency
No. 31	Chalton Street	A1 use class	Hairdresser
No. 33	Chalton Street	D1 use class	Massage clinic
No. 35	Chalton Street	C3 use class	Residential
No. 37	Chalton Street	A3 use class	Restaurant

Being the fact that the space is already an A3 use class, restaurant, it is not considered that a change to a mixed use A3 and A4 would have a greater impact in terms of noise on neighbouring amenity than the current use. Also, irrespective of the impact on land use, it is considered that any impact on neighbouring properties could be controlled by using suitable conditions in respect of soundproofing, opening hours, tables on the forecourt etc.

Amount & Layout

Basement floor total:	88.60 m ²
Ground floor total:	112.50 m ²

The premises scale of the proposed scheme and design has been carefully considered in balance and in relative keeping with the existing neighbouring buildings.

Economic & Employment Benefits

There are expected to be a number of positive impacts of the development on the area. The premises are expected to employ members full time and part time, boosting local employment and, especially with the likely clientele, to bring further transactions to the area, encouraging the regeneration of wider vicinity.

Proposed Opening Hours

Sunday	11:00 - 22:30
Monday	10:00 - 23:30
Tuesday	10:00 - 23:30
Wednesday	10:00 - 23:30
Thursday	10:00 - 23:30
Friday	10:00 - 00:00
Saturday	10:00 - 00:00

Waste

Refuse will be stored and will be disposed of as existing.

2. ACCESS STATEMENT

Travel to Site

The building is sited in a highly accessible location, close to all facilities and a wide range of public transport options like underground, rail, buses.

Existing surrounding roads and footpaths are in good condition for pedestrians and vehicular access and no interventions are needed in relation to this.

Parking

Being the fact that the proposal will involve no interventions regarding the structure of the building, no change of internal or external layout, there are not going to be any parking issues.

3. CONCLUSION

We believe that this proposed change of use will not have any negative impact in relation with the Council's Policies, with the residential units above ground floor or with neighbouring properties, but on contrary it will enhance the vitality and character of this area, the clients interest for it and it will have a good economic impact and should therefore be granted.

Annexe – Site pictures



Photo from Chalton Street (No.3-5 on the left hand side)



Photo from Chalton Street (No.7-9 on the right hand side)



Photo toward the restaurant from Chalton Street