

Design and Access Statement 132 Kentish Town Road NW1 9QB

APPLICATION FOR CHANGE OF USE from art gallery to mastering and recording facility.

HISTORY

The shop was an Indian restaurant from the 1980's, it became empty in early 2000s, and was subsequently squatted and derelict for a period of about ten years.

The current owners acquired the property in 2011 and after extensive renovation and restoration, intended to run it as an art gallery. This business never took off and was not financially viable.

PROPOSAL

The owners, who also own The Exchange Mastering Studios, formerly based in Bruges Place, Camden Town for 28 years, which was forced to close down in 2015, due to their landlord converting the premises into luxury apartments, intend to relocate that business to 132 Kentish Town Road.

The Exchange Mastering Studios is a long established successful mastering and recording facility employing vintage audio equipment as used in Abbey Road Studios.

Substantial, extensive sound insulation works have been undertaken and a noise assessment report has been submitted with this application.

The property is located on a busy urban high street with a bus stop directly outside, servicing four major bus routes three of which are night bus routes. There is also a lively public house four doors away with it's pub garden extending to two doors away.

The proposed use, whilst not a typical 'service' use (like a shop/restaurant) will be open to the public, provide an active frontage to the street whilst restoring/maintaining the shopfronts original features, and will also be a hub for artists in the area -this is a positive proposal for the town centre and Kentish Town in general, and will add to the diversity of the high street.

This will be an independently owned and run enterprise.

No changes will be made to the interior or exterior with this application.