

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 under GPDO 2015 Part 3 Class C.



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 an A1 unit.

Proposed description

This application proposes the change of use of the ground floor retail unit from class A1 to 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 be located towards the rear for reasons of convenience with the kitchen extract. The duct will be Ø500mm rising up internally in a duct outside the building from the stainless steel kitchen extract hood directly to the rear roof area at third floor level. At the roof there will be a filter box of approximate dimensions 900 x 600 x 600mm housing firstly a pre-filter that takes out fine particulate matter and then a carbon activated filter that takes away the odours - both designed to operate at 1.75m³/sec. We estimate that the pre-filter will need replacement approximately every three months and the carbon activated filter approximately every one year, but the deterioration of the filters will be monitored regularly and replaced as required rather than at set intervals to ensure that they will always be working at maximum efficiency. The air will be pulled through this filter by a 3 phase extract fan (product brochure enclosed in the application) of approximately 800 x 800 x 800mm, which is designed to create air flows of 1.75 m³/sec and to be no more than 48dBA at 4m in terms of noise. After the fan the clean air will travel through a silencer of approximately 1800mm long before the air is finally discharged to the atmosphere.

The duct coming out of the roof, the pre-filters and the fan are all housed in an acoustic box (product details enclosed in the application) to a panel thickness to ensure noise levels remain below ambient noise levels during maximum sound operation level. The background noise will be tested when the installation is completed but off, over the whole period of the proposed restaurant operation and again with the system running at maximum power - to determine that background noise levels are not being exceeded, with the thickness of the acoustic housing being designed to achieve this.

This system as specified should prevent any odours being detected at the final point of release at roof level. This will be verified after installation by an Odour Lab Procedure OL2 which incorporates BSEN13725 "Air Quality - Determination of odour concentration measurement by dynamic olfactory". In terms of measured readings this is expected to be less than 250 ouEm-3. The exact level of odours generated by the restaurant cannot be fully determined at the moment, but the system installed will ensure that works produce no pollution in terms of noise and smells to neighbours and that a regime of regular testing and replacement of filters is set up as part of the operating procedures for the kitchen. If the results of the surveys after the installation are not as expected, a further ionising element (ozon generation odour reduction system) could be added internally to increase the efficacy of the filters - although this additional element is not expected to be required in this case.

The acoustic 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, will be achieved through Flat D (drawing P04).

At the rear of the unit and next to the restaurant's kitchen there will be a ventilated refuse storage room accommodating two wheelie bins of 240L for the temporary storage of the waste and recycle, until the bags are taken outside to be collected at the indicated hours only (everyday 6.00-8.00, 18.00-20.00, 24.00-2.00). Green bags will be used for general waste and clear bags for recycle, all purchased from the council.

The whole kitchen extract construction will have no visual impact on the front elevation of the building nor it will be seen from any public highway. 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 loss of a single A1 unit will not have an impact in the area, as most of the properties in this core frontage have A1 use (see existing use map enclosed).

This location spot is ideal for a restaurant use, as Camden Town is very busy and attracts both tourists and Londoners as it offers many recreational facilities. The majority of the visitors are expected to reach the area via public transport, as transport facilities are excellent; Camden Town tube station is 0.1 miles from the site, Camden Road station 0.3 miles away and there are plenty of bus stops with connections to the city center and the neighbouring areas. No parking lots are required for the use.