

# Project: 128 Camden Road, NW1 9EE

## Design and Access Statement

Advance Architecture

## 1.1 BRIEF DESCRIPTION OF PROPERTY

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The premises are located on Camden Road, the ground floor of a 2 storey building. The existing use of the premises is an Off-Licence.

## 1.5 PROPOSAL

The proposal is for a change of use from a A1 to an A5 take away with ducting installed which will extend to the rear exterior of the building which can be viewed on the plans and elevations. The ducting will be 250mm wide.

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## 2. DESIGN STATEMENT

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### 2.1 PLANNING CONSIDERATION

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- The main building use is residential. The use of the ground floor is mainly commercial. The shop is located in the front of the building.
  - The site contains commercial premises fronting the main road. Occupies most of the ground floor under the main structure, with flats above.
  - The proposal is capable of and generally meets the current standards set out in London Borough of Camden Council.
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## 2.2 ASSESSMENT

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The proposal will not have any change in the existing materials to the main building; the new ducting however will be painted to match the existing bricks. It is in line with London Plan Policies and causes no harm to the occupants of the flats and the surrounding neighbourhood.

## 2.3 INVOLVEMENT

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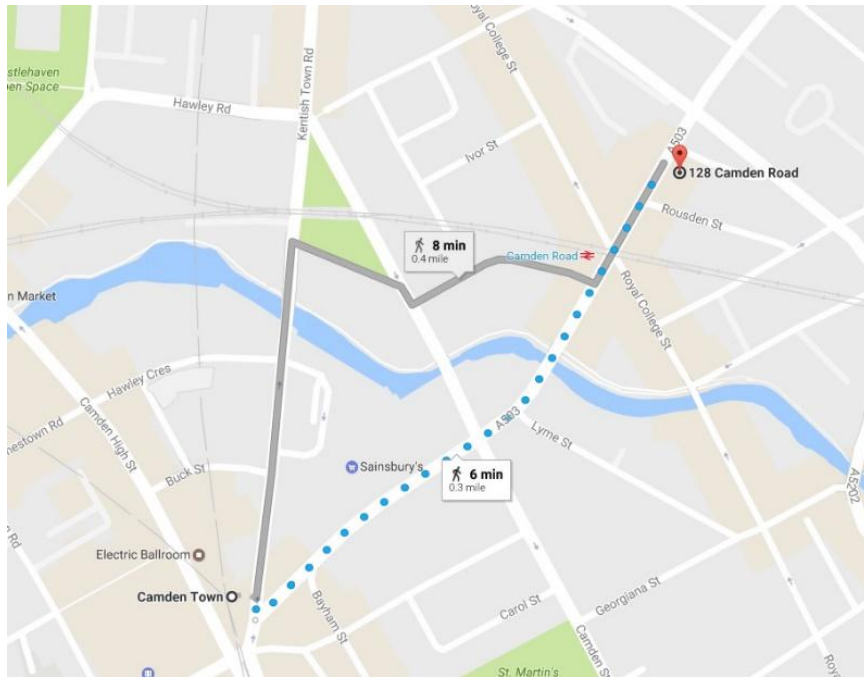
The proposal is a small project and does not warrant involvement of general public and/or local organisations. The Council's standard planning consultation process should be sufficient for that purpose.

## 3. DESIGN

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Road facade of the building will not be altered therefore; the proposal will have no effect on the street scene and also the shopfront will keep as it is.

## 4. ACCESS STATEMENT

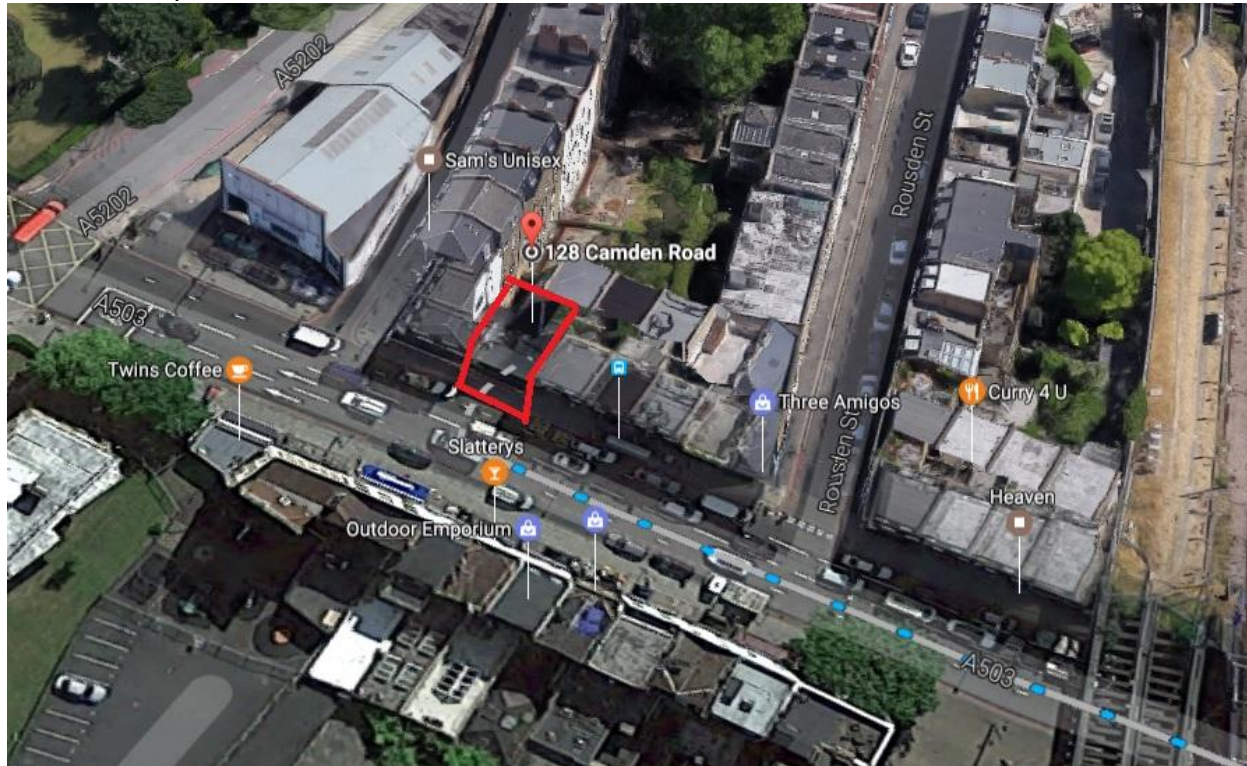


The property is located within the commercial and residential area. Site will remain, as existing therefore no public means of access will be affected. The site is served by existing access from the Camden Road with car access. Existing surrounding roads and footpaths are in general good condition for pedestrians and vehicular access. The premise will have a front access from the main high road.

**Public Transport:** The site is located within 6 minutes of walking distance to Camden Town Station.

## 5. CONCLUSION

In conclusion the proposed works, including the new ducting unit, taking into account the existing scale and form of the building and the surroundings and is considered acceptable.



The proposal is for a change of use from A1 Shop to an A5 takeaway with a new ducting unit installed for 128 Camden Road. There won't be any major alteration to the building apart from the visible ducting which will be painted to match with the existing bricks. The ducting will comply with the DEFRA guidance.

The materials of the building are mainly constructed with brick walls. These materials will not be altered therefore the aesthetics of the building will not be negatively impacted with the proposal.

We believe this proposal will provide clean, safe and useful takeaway business which complies with regulations, will be aesthetically pleasing as a whole.

Advance Planning | Licensing

Kenan Kara