

Unit 11, Utopia Village – Design and Access Statement

This Design and Access Statement has been prepared to accompany a planning application at Unit 11, Utopia Village (2017/0023/NEW) which seeks a change of use from a vacant gym (Class D2) to offices (Class B1).

Utopia Village is a part two storey / part three storey building set within a mews which is located to the north side of Chalcot Road. The building was originally used as a piano manufacturing workshop. It is now largely split in to office studios (Class B1).

The building is not listed but does lie within the Primrose Hill conservation area.

The only development proposed is the change of use. No external changes are proposed. The unit is currently vacant and does not represent typical gym space (see photo below). The unit is small and does not provide a community facility. Given the building's wider use offices are considered to be a more suitable use.

In terms of access, the unit is on the ground floor therefore level access is be provided.

