

Design & Access Statement

Reference:

NW1 1BA

Applicant:

MR MOHBUB RAHMAN

263 EVERSHOLT STREET
LONDON
NW1 1BA

Date:

04/04/2017

Agent:

MR SEMSETTIN KARAHAN

Introduction

The full planning application is for the retrospective consent for the use of the premise as an A3 (Cafe/ Restaurant).

This Design & Access Statement is accompanied by the following documents:

- Duly Completed Application Form
- OS Map Location Plan
- OS Map Block Plan
- Full Set of Existing Drawings
- Full Set of Proposed Drawings
- Heritage Statement Report

- The site benefits from **not** being in a flood risk zone.
- The PTAL rating being 6B.
- The site is **not** a listed building but does fall within a Conservation Area.
- The nearest school to the site is the Primrose Hill Primary School which is less than 0.9 miles away.
- The nearest station(s) to the site are Mornington Crescent Underground Station which is 0.1 miles away (1 minute cycle distance), Camden Underground station which is 0.5 miles away (4 minute cycle distance), Euston Underground Station which is 0.6 miles away (6 minute cycle distance) and St Pancras International station which is 0.8 miles away 7 minute cycle distance).

Setting

- The property is located within a heavily residential area.
- The existing properties along Eversholt Street, are characterized by terraced triple storey dwelling houses with white rendered timber windows.
- The roofscapes adjacent are predominantly flat towards the main highway and rear gardens.
- The exiting properties on Eversholt Street have an open-plan hardscape forecourt.
- The boundary treatment is not visible.
- The front facades of the neighbouring properties are characterized with london stock brick, white rendered timber sash windows and grey asphalt colored roof tiles.

Use

- The existing Use Class is A1 and the proposed will be A3.

Amount

- The internal parameters have been designed to closely reflect the policies set forth by the London Borough of Camden and to protect the amenity of the neighbouring properties.

- The existing and proposed GIA are as followed:

- Existing site area is 139.816m² and the proposed will remain the same.
 - Existing rear outdoor space is 8.1m².
 - Existing front outdoor space is 8.8m².
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- Existing footprint of the site is 120.9m² and the proposed will be remain the same.
 - Existing GIA of the ground floor is 103.576m² and the proposed will remain the same.
 - Existing kitchen area is 30.783m² and the proposed will remain the same.
 - Existing store room is 8.5m² and the proposed will remain the same.
 - Existing WC is 1.4m² and the proposed will remain the same.
 - Existing seating area area is 21.9m² and the proposed will remain the same.

- To ensure the layout is retrospectively compliant, it has been cross-referenced with the Camden SPD as well as the Greater London Plan:

- The front outdoor space has a seating area to consume cold food and hot beverages.
- As a customer enters the premise, they can approach the counter to make an order and oversee the high standard of preparation of both cold and hot food in the kitchen.
- If the customer is waiting for the bill and/ or takeaway there is a dedicated seating area beside the kitchen.
- Opposite the seating area is access into the public WC and into the private storage space for the employees.
- As you walk down four steps you will enter the dining area.
- The dining space benefits from a roof light and rear access into the outdoor space in summer via an electronic gate.

- There will be **no** external alterations to the dwelling.
- The internal structural parameters have been retained and the internal layout of soft furnishing will be update to refurbish the cafe/ restaurant.
- The existing and proposed dimensions are as followed:
 - The existing height of the dwelling from the front elevation is 15.1m.
 - The existing height of the dwelling from the rear elevation is 10.8m.
 - The existing width of the dwelling from the front elevation is 5.99m.
 - The existing width of the dwelling from the rear elevation is 5.99m.
 - The existing depth of the dwelling from is 20.2m.
 - The existing height of the single storey rear extension to the highest point is 3m.
 - The existing height of the single storey rear extension to the eaves is 2.8m.
 - The existing width of the single storey rear extension is 5.9m.
 - The existing depth of the single storey rear extension is 11.3m.

Landscaping

- The proposal will be **no** soft or hard landscaping.

Appearance

- There will be **no** alteration to the external appearance of the property.
- The existing door is of white glossy rendered timber material.
- The existing property is made up of london stock brick.
- The existing sash window frames of the property are white rendered timber.
- There are 4 levels to the property and the property benefits from accomodation in the lower ground floor and loft floor.
- The ornate architectural features such as white stucco key stone arches are proteced under the Camden Town Conservation Area.
- The chimney and boundary parapet walls are beige stucco render.
- The existing roof-scape is hipped inwards and a flat sloping roof has been integrated to create a mansard structure.
- The roof and single/ double storey extension roof has been constructed with grey slate tiles.

Access

- The principle elevation of the property is fronting Eversholt Street.

Summary

- The application seeks the retrospective consent for the use of the premise as A3 (Cafe/ Restaurant) to serve cold and hot food.
- The premise benefits from an existing extraction units which is connected from the kitchen towards the rear of the property.
- The change of use from A1 (Shop) to A3 (cafe/ restaurant) is deemed under Permitted Development Rights and has been prepared accordingly.
- There will be **no** external alterations to the property as to protect the architectural features listed within the Camden Town Conservation Area.
- There are mixture of A1 and A3 Uses along Eversholt Street.
- If you would like any additional information please do not hesitate to contact us for a prompt reply.

Appendix



