

Date : 02<sup>nd</sup> July, 2017

Ref : 2015\_035 – Burrito Gonzalez

## **PLANNING STATEMENT**

**Change of use from A1 to A3**

**At**

**31 Chalk farm Road NW1 8AJ**

### **1- INTRODUCTION**

This planning application is submitted principally for the proposed change of use of an existing shop unit.

This Design and Access Statement accompanies an application for a change of use from A1 to A3 (Restaurants and Cafe's).

The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

There are no proposed changes to the exterior of the building, neither to the front or the rear. No ventilation ductwork is required to properly deal with extraction of kitchen smells and gases, because it only serves light meals such as pre-cooked meals, salads, sandwiches and cakes.

Given that there are no changes proposed to any other part of the building, access arrangements will continue to be as existing.

### **2 - DESIGN PRINCIPLES AND CONCEPTS**

#### **2.1 - DENSITY**

The overall site has an area of 39 sqm as shown in the attached floor plan.

#### **2.2 - LAYOUT**

Chalk Farm Road consists of a street with 3/4 storey buildings and commercial spaces on the ground floor.

Burrito Gonzalez occupies a ground floor of an existing market. The site has been used as a Coffee/Delicatessen serving mostly light meals.

The development does not require any layout changes or adaptations.

This request to change the use from A1 to A3, is due to the existing capacity/number of seats exceeding what is currently permitted.

## 2.3 - SCALE

The development well integrated in the streetscape, reducing visual impact from Harlington Road West and the neighbouring properties.

The guidance for design statements asks that the elements of the design have to be justified in terms of human scale, however, with this application being for a change of use this is not necessary.



Street View

## 2.4 - LANDSCAPING

The boundary treatments are retained as existing.

The Circular accompanying the regulations says that a DAS must explain how landscaping will be maintained. In this case all the private space will be maintained.

## 2.5 - APPEARENCE

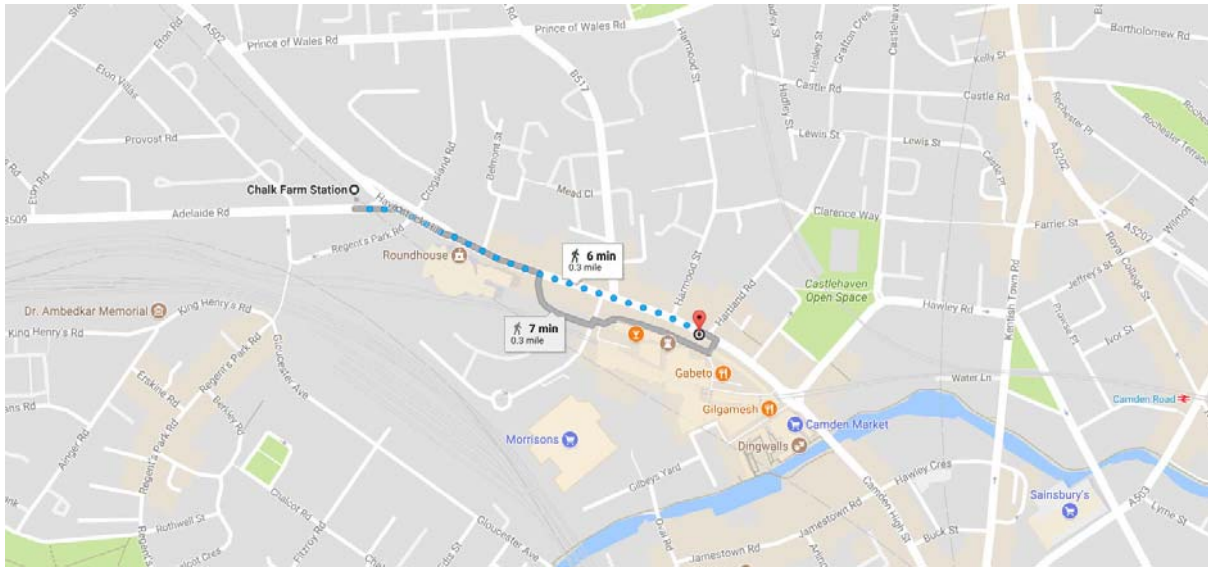
The character of the Building remains the same as existing.

Circulation routes, seating and lighting are as per the existing building and as shown in the attached layout.

## **3 - ACCESS**

### *3.1 - ACCESS TO THE TRANSPORT NETWORK*

The site is within the built up area of Camden Town/Chalk Farm.  
Chalk Farm Station 0.3 miles (6 min. walk).



### 3.2 - ACCESS TO THE LOCAL AREA

The site is within the built up area of Feltham and well located for pedestrian access to facilities as set out below.

Post Office (Camden Post Office) – 0.4 miles

There is no local special provision for cyclists and due the building remaining unchanged it would therefore be inappropriate to make any off site provision.

Public transport is well provided for in the locality. There are bus stops locally less than 10 metres from the site. The service is every 10 minutes during the day, reducing to half hourly in the evening. The 31 bus will pass the site. In the Chalk farm Road. The bus service gives access to employment and shopping facilities as well as evening entertainment.

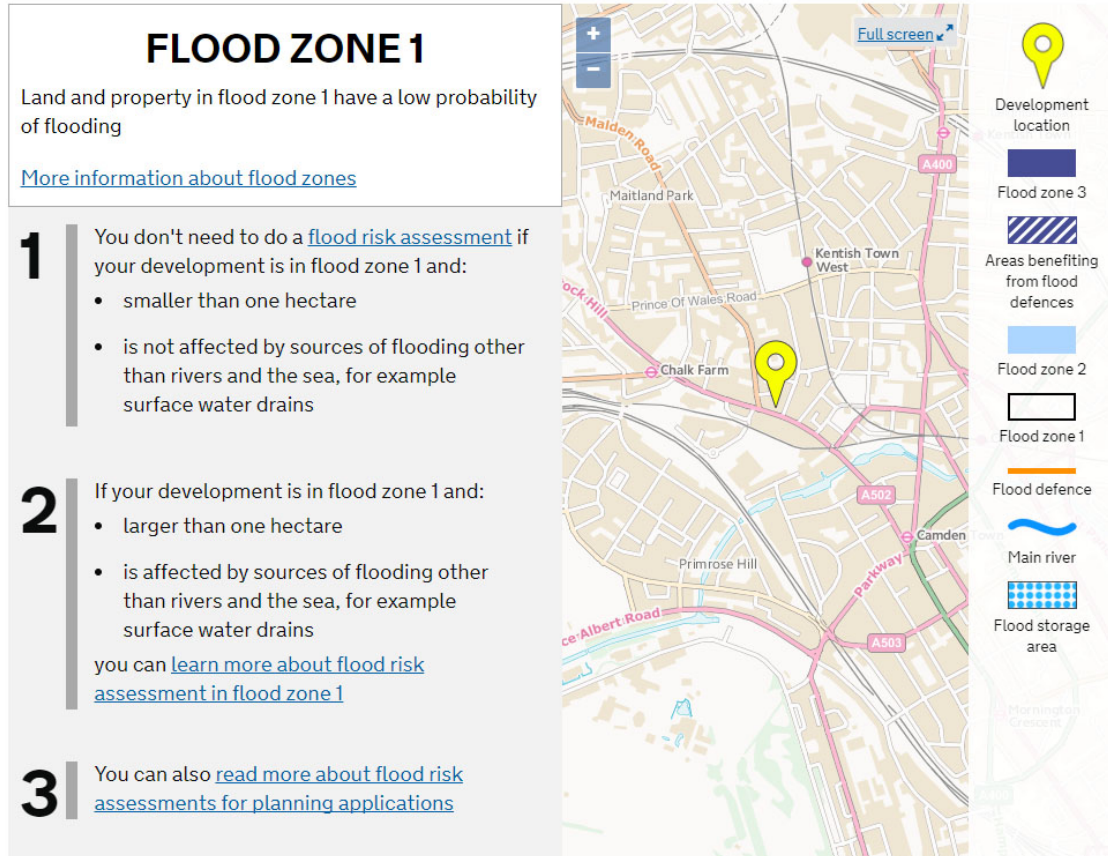
## 4 - CONSULTATIONS

### 4.1 - FLOOD RISK

The location of this site is, according to the Environment agencies website, in an area which falls in the area that could be affected by flooding, if there were no flood defences. Generally, this means that the chance of flooding each year by the river or sea is 0.1% (1 in 1 000) or less. Therefore, no separate consultation has therefore been undertaken.

## Flood probability

Your proposed development is in an area with a low probability of flooding



**Flood Risk Map**

### 4.2 - WITH OTHER PARTIES

As this is a privately owned commercial property and not a public building no consultation has been undertaken with any access group.