

48 Gray’s Inn Road,

London

W1CX 8LT

4th July 2017

Rev A:

CHANGE OF USE REPORT :: May 2017

INTRODUCTION:

This report is in support of an application to Camden Council Planning Department by Nordic Cryobank UK Limited for the change of use at 48 Gray’s Inn Road, London, W1CX 8LT. The application relates to floors 3-4 ONLY. The applicant requests the change of use from the lawful designation B1 (offices) to a classification B1 (offices) and D1 (Non-residential) Cryobank clinic. This application if granted, would be in force during their occupation of the premises and the accommodation reverts back to B1 office use when Nordic Cryobank UK Limited leave the accommodation

Location:



The property is situated in the heart of London positioned at the centre of two 19th century residential terraces with retail at street level. These buildings are listed in the Camden Council Local List identified as having ‘Architectural and Townscape significance’. The site is on the corner of Baldwin’s Gardens and Gray’s Inn Road directly opposite the historic Gray’s Inn Square and enjoys a double aspect street frontage to the west and south giving good light levels within the space.

The area is served by a variety of shops and eateries. It has good travel connections with Chancery Road underground station, a 3 minute walk to the south and to the east 0.4miles away is Farrington Station (Circle, Hammersmith & City, Metropolitan lines and Thameslink)

PROPOSAL:

It is envisaged that the Change of Use to B1 (offices) and D1 (non-Residential – clinic) will apply to third and fourth floors, however should the proposed clinic use ceases the property must revert back to B1 (office) to protect employment in the area. All the upper floors of the building are currently vacant. It is proposed that Nordic Cryogenics UK Limited will operate a clinic on both third and fourth floors only. The first, second and fifth floors will remain as office accommodation. The ground floor is currently a self-contained café unit with a basement and has class A3 (Restaurants and cafés) use.

There are no external alterations associated with the Change of Use application There will be some internal modifications to accommodate the clinics activities (refer to plans). This will maintain the aesthetic integrity and character of the Central London Frontages as stated in CPG 5 - Town Centres, Retail and Employment.

**Floor areas:** NIA (sqft) NIA m2

Offices: 5th Floor 328 30.47

4th Floor 716 66.52 (Clinic)

3rd Floor 752 69.86 (Clinic)

2nd Floor 761 70.70

1st Floor 766 71.16

**TOTAL 3,323 308.71**

Retail: Ground (incl stores) 795 73.86

Basement (incl stores) 900 83.62

*(areas indicated have been provided by agents HP Property Consultants)*

The proposed area of the Clinic is 1,468sqft (136.38m2) which is approximately 44% of the upper B1 user class floors. The accommodation comprises of a reception; interview rooms; donor rooms; small Laboratory; meeting room, administration area; comms room; tea point, 2no WC’s (one on each floor), internal accommodation stair for the use clinic only and waste storage, plus a lobby, lift and main escape staircase.

Occupier:

The occupier, Nordic Cryobank UK Ltd, was set up in 2004. They are a Danish company who provide a worldwide (86 countries) sperm bank service. The HQ is based in Copenhagen, Denmark and they are keen to set up a donor clinic within the heart of London.

This site will be used for donor recruitment. The choice of a site within Camden is due to the multicultural population, convenient access and discreet location. The company provide a high quality and dignified service for donors. Further information about Nordic Cryobank is enclosed with this application in the form of two documents which show the quality of the company, nature of the clinic and the reasoning behind this location.

Visitors:

There is a discreet entrance to the clinic (separate from the café) accessed from Baldwin’s Gardens with a lift serving all upper floors. The facility on Gray’s Inn Road is for donor recruitment and handling only. It will include a state of the art laboratory for testing, counting and freezing sperm. It is envisaged that up to 7 employees will be based on site with up to 30 visitors per day (in the future) who would visit within core business (office) hours. Given the close proximity of public transport, no on-site parking will be required.

Policy:

The Draft Camden Local Plan, 2015 promotes mixed use in the area. the site is located between two Central London Local Areas and north of identified growth areas along A40 (High Holborn), the maps within the Local Plan, are unclear making it rather difficult to identify the names growth areas within this district. The Draft Camden Local Plan refers to mixed use being appropriate within the area.

Camden Planning Guidance 5: Town Centres, Retail and Employment in respect of Central London Areas.



The site is in the district of Holborn (High Holborn / Holborn and Kingsway), one of the three Central London Frontages. These are described as:

‘major shopping areas within the Central London Area. They generally either have an international, national or London-wide role in the shopping services that they provide, including a range of comparison or convenience goods and services for the local resident, worker and visitor populations.’



Site location for Change of Use

*(Extract from Camden CPG 5 Town centres, retail and employment)*

The proposal does not include any changes to the external appearance of the building except for replacing air conditioning equipment therefore retains the character of the streetscape.

This proposal accords with the spatial objectives, included mixed use development by bringing empty space within the building back into use, primarily retaining the B1 office use but also using the space as a part clinic. The majority of the accommodation (56%) will be used for B1 uses with the clinic space in effect being small meeting rooms, laboratory, and storage. The laboratory accounting for only 26.4 m2 ( 284 sq.ft). This proposal maintains the level of employment whilst providing a discreet clinical (D1 use).

Employment use:

We would like to recommend a planning condition (to provide a flexible permission) to ensure the building can be used for clinic D1 use and/or, office, B1 use for this occupier and the planning application (and consent) is on the basis Nordic Cryobank Group only to operating as a clinic i.e. the accommodation reverts back to B1 office use when Nordic Cryobank Group leave the premises therefore we would recommend a reversionary condition which has the potential to protect not only the freehold land owner but also the tenant whilst providing comfort to the Council that the full office designation is protected. This will protect the employment (office) use within Camden either at cessation of the lease or beforehand if required.

DELIVERIES:

The cryobank clinic relies on a small quantity of liquid nitrogen. It is anticipated that there will be a delivery of gas once a month and empty shipment tanks will be deliver in every second week.