



Design & Access Statement

86-88 Delancey Street, London

NWI 7SA

Ref: P15-34I_DAS

Rev: -

Date: July 2017

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01 Introduction

This Design & Access Statement forms part of the full planning application submission for the development of 86-88 Delancey Street, London, located within the London Borough of Camden. The scheme proposes the change of use of part of the ground and first floor from B1 office to D2 Gym use, it also proposes the extension of the existing residential units at first floor to create one new residential apartment at first floor level and the change of use of those residential units from C3 to B1 office use, at ground floor and basement floor level.

No external changes are proposed to the existing residential units from first to fourth floors which will be retained as existing. The only external changes proposed are to the existing Maisonettes, which look out onto the internal courtyard. No external changes will be visible from Delancey Street or Parkway.

The statement deals with the planning implications of the proposals: describing the site and surrounding buildings, outlining relevant planning history, explaining the proposals in detail and finally discussing the main issues raised by the application. Other material considerations are then examined and a conclusion stated.

02 Location

Physical Context

The application site is situated on the corner of Delancey Street and Parkway, 0.1 mile from the Gloucester Gate entrance to The Regents Park. The ground floor has an active street frontage that addresses the corner of this busy junction. The residential apartments from first to fourth floors have angular balconies that emphasize the geometry of the building.

The existing office units with street frontage continue the pattern of commercial and restaurant use at street level along Parkway. The ground floor use at Delancey Street becomes predominantly 3 storey residential.

The total site area is 916 m².

There is an assortment of different materials and aesthetics used within the immediate area.

Social Context

The proposed change of use for 86-88 Delancey Street looks to create a new D2 space that will be a valuable resource for local residents. The loss of office use to D2 will be offset by the change of use of the basement and ground floor residential and ancillary accommodation to B1. The proposed extension to the existing residential apartments will create one new first floor apartment of C3 use. Therefore a good balance of C3 and B1 spaces will be retained and the area will benefit from the introduction of a new fitness centre.

Economic Context

The current use classes of 86-88 Delancey Street are B1 and C3. The B1 unit at ground floor level is currently vacant having been constructed in association with the residential apartments above.

The economic benefits of the proposed D2 space would be centred on the creation of employment within the new gym and proposed ancillary juice bar and the benefit of a fitness centre for local residents. Office space will be retained through the change of use of the residential use & ancillary accommodation located across the ground and basement levels.

The site is located in Camden Town ward of Camden, a thriving part of London with fantastic transport connections, great amenities including the extensive parkland of Regents Park and a lively social scene. The site is 0.2 miles to the nearest tube station and 0.5 miles to the nearest overground station.

The immediate area is a mix of residential, cafes, restaurants, retail, professional services and offices. The site itself is located on a residential street.

Conservation

The building is not listed, however it does reside within the Camden Town Conservation area.



Location Plan: *Not to scale*

Site Boundary —

03 Proposals

Use

This application is for the change of use of existing office space at ground and first floor level to D2 gym use. This will create a fantastic new fitness facility for residents of the building and others in the area.

86-88 Delancey Street currently has a mix of use classes across the basement, ground and first floors. The proposal is to expand these use classes to provide enhanced facilities for both the future residents and the local community.

Existing

Existing Main Building: Currently contains Class B1 office space, ancillary space, bins stores for residential and commercial, and services in the basement.

Existing Rear Building: Currently provides Class B1 office space at ground and first floor levels

Existing Maisonettes: Currently C3 use classes providing 2 x three storey dwellings over basement, ground and first floors.

Proposed

Proposed Main Building: Change of use at ground floor to D2 to create one studio for the proposed fitness centre plus an ancillary juice bar. Services provision at basement level will remain as existing, with part conversion of the basement area to B1.

Proposed Rear Building: Change of use proposed from B1 to use class D2 to create studios and changing rooms for the proposed fitness centre.

Proposed Maisonettes: Change of use at basement and ground floors from C3

to B1 to create new office spaces, to retain and improve upon employment diversity within the site. Small extension is proposed at first floor to create one residential apartment that can be accessed off the main residential stairwell.

While there is a technical loss of some Class B1 floor space in the proposals, this should be balanced against following facts: the proposed new provision of Class D2 space for leisure use will provide an important service to the community, as well as creating more diverse employment opportunities within the building. The proposed fitness centre will also improve active street frontage and create a more interactive ground floor, with a juice bar and gym studio proposed for the street facing aspects of the building. New office space is being created at the ground floor and basement levels which is better suited to traditional office use, being a more private space that looks out onto the private courtyard.

The extension of flexible employment space creating greater diversity of employment opportunities is in line with Camden Development Policies.

Accommodation

The proposals have been developed to provide a 'new concept' fitness centre, 181.7 sqm of Office space and 1 X 2 Bed Apartment.

Layout

The proposed gym has a dedicated entrance, adjacent to the main entrance for residential and office use. There is a reception on the ground floor with a street fronting gym studio and ancillary juice bar. To the rear of the building at ground floor will be one set of changing rooms plus a second gym studio. The gym will be a public facility but will also provide the existing residents of the building with an excellent local leisure facility.

At ground floor level, separate entrances to the residential and gym elements are retained. The gym space with the ancillary juice bar embraces the street

facing frontage creating active frontage along this bustling street.

The proposed gym space in the rear courtyard unit has a self-contained stairwell to its first floor space. The proposed office space is accessed via the general entrance off Delancey Street and then via the open courtyard.

| COU SUMMARY | | | |
|--------------------------------|----------------------|----------------------|---------------------------|
| | Existing | Proposed | Change |
| Class B1 | 481.7m ² | 285.3m ² | -196.4m ² |
| Class D2 | 0 | 481.7m ² | +481.7m ² |
| Class C3 | 223.0m ² | 74.5m ² | -148.5m ² |
| Ancillary Accommodation | 501.7m ² | 401.6m ² | -100.1 m ² |
| Total Floor space | 1206.4m ² | 1243.1m ² | +36.7m² |

| AREA SCHEDULE | | | | |
|-----------------------|----------|-------------|---------------------|----------------------------|
| EXISTING | | | | |
| Use Class | Level | Type | Area | Total Areas |
| B1 | Ground | Office | 372.7m ² | |
| | First | Office | 109.0m ² | 481.7 m ² |
| | | | | |
| C3 | Basement | Residential | 88.1m ² | |
| | Ground | Residential | 75.5m ² | |
| | First | Residential | 59.4m ² | 223.0m ² |
| | | | | |
| Ancillary | Basement | Ancillary | 501.7m ² | 501.7m ² |
| | | | | |
| Total Combined | | | | 1206.4m² |

| PROPOSED | | | | |
|-----------------------|--------------|-------------|---------------------|-----------------------------|
| Use Class | Level | Type | Area | Total Areas |
| B1 | Basement | Office | 209.8m ² | |
| | Ground Floor | Office | 75.5m ² | 285.3m ² |
| | | | | |
| D2 | Ground Floor | Gym | 372.7m ² | |
| | First Floor | Gym | 109.0m ² | 481.7 m ² |
| | | | | |
| C3 | First Floor | Residential | 74.5m ² | 74.5m ² |
| | | | | |
| Ancillary | Basement | Ancillary | 401.6m ² | 401.6m ² |
| | | | | |
| Total Combined | | | | 1243.1 m² |

04 Planning

Relevant Planning History

Kentish Town Road

Ref. No: 2015/1937/P

39-45 KENTISH TOWN ROAD, HIGHGATE, LONDON, N6

Erection of a six-storey mixed use building comprising flexible employment/gym at ground floor level and 24 flats together with associated works to create public realm improvements and landscaping.

Decision Date: 29/09/2015

Status: Grant Permission Subject to 106 Legal Agreement

Ref. No: 2014/6628/P

LINTON HOUSE, 39-51 HIGHGATE ROAD, LONDON NW5

Part change of use of the basement and ground floors from business/office space (Class B1) and dance studio (Class D2) to gym (Class D2) and residential foyer facilities (Class C3); replacement of the existing ground floor windows and doors match the upper floors and replacement existing parapet. Decision Date: 29/09/2015

Status: Grant Permission

Pre-Application Advice - Ref 2016/7096/NEW

Pre-Application submitted Dec 2016 - Registered January 2017.

The final and full response is outstanding at time of submitting a full planning application.

The following text outlines the two proposed approaches at pre-application for future development of the existing site and the initial advice received following a site visit and in response to our application is included at the end.

Option 1

The proposals are for:

- Change of use and extension to the 2 existing residential townhouses in the courtyard from residential (C3) to offices (B1).
- Change of use of part basement from residential parking, ancillary and storage to B1 offices. 4 parking residential spaces are to be retained (including 1 disabled space)
- Creation of additional office space through the enclosure of the existing courtyard and extension of the existing townhouses (proposed for conversion to B1) at first floor level.

As per Option 1 the existing office and residential building fronting onto the main road is to remain as existing. The only external changes proposed are the extension of the existing residential townhouse at first floor level and the enclosure of the existing courtyard to provide additional office space and link to the existing townhouses (proposed to be converted to office) to the existing two storey office. This would allow the proposed use to be accessed directly from the street via the existing office bin store and new connecting corridor. This will create an additional area of active street front within the elevation on a prominent corner. To mitigate the removal of the bin store

the office use would have enough internal storage for one days rubbish and there would be daily collections arranged with a private waste company.

| | Existing | Proposed | Change |
|----------|----------|----------|--------|
| Class B1 | 515 | 983 | +648 |
| Class C3 | 1160 | 950 | -210 |
| Total | 1675 | 1933 | +438 |

The proposed B1 use is formed via 262.2m² of extension to non-residential buildings and 385m² of non-residential change of use.

Option 2

The proposals are for:

- Change of use for the self-contained two storey office unit situated within the existing courtyard from office (B1) to flexible employment use (B1/D2) or Gym (D2).
- Change of use of part basement from residential parking, ancillary and storage to flexible employment use (B1/D2) or Gym (D2). 4 parking residential spaces are to be retained (including 1 disabled space)
- Change of use of the existing Office Unit 2 to an Energy Kitchen / Social / Storage unit ancillary to the flexible employment use (B1/D2) or Gym (D2) proposed at the rear.
- Retention of existing 2no. townhouse units.

No external changes are proposed to the existing residential units or the existing office units at ground floor level fronting onto Delancey Street, which are to be retained as existing. The only external changes proposed are the part enclosure of the existing courtyard to provide a new covered entrance to the existing two storey office at the rear. This would allow the proposed use to be accessed directly from the street via the existing office

bin store and new connecting corridor. This will create an additional area of active street front within the elevation on a prominent corner. To mitigate the removal of the bin store the remaining office use and proposed use would have enough internal storage for one days rubbish and there would be daily collections arranged with a private waste company.

The proposals are for either a flexible B1/D2 use or standalone D2 use for existing the rear two storey office building, part basement and covered entrance with an Energy Kitchen / Social use as a more prominent entrance to and an ancillary element to the flexible B1/D2 use or standalone D2 within the existing office unit 2. The preference is for a flexible B1/D2 use to maintain greater employment flexibility over the lifecycle of the building. The incorporation of a D2 use will further enhance the scheme as a mix use development by providing a use that is desirable to both the existing office and residential uses; whilst still maintaining employment in the form of permanent and contract staff to manage the gym and run classes.

| | Existing | Proposed | Change |
|-------------------|----------|----------|--------|
| Class B1 | 515 | 100 | -415 |
| Class B1/D2 or D2 | 0 | 585 | +585 |
| Class C3 | 1160 | 1160 | 0 |
| Total | 1675 | 1845 | +170 |

The proposed B1/D2 or D2 use is formed via 87.9m² of extension to non-residential buildings and 497.1m² of non-residential change of use.

Initial Pre-Application feedback received to date

"I am still awaiting comments from the Transport officer however I have received some policy advice so I thought it would be prudent to send this to you and then follow up with the formal pre-app advice."

Re Option 1.

The table summited with this option appears to be incorrect – the addition to B1 would be 468 sq m (983 – 515), and the total addition is 258 sq m (1,933 – 1,675).

The officer's comments have been noted and the existing and proposed areas have been reviewed and updated to reflect the as built areas and proposed areas.

Loss of residential

Policy H1 (c) indicates that the Council will resist alternative development of sites identified for housing or self-contained housing through a current planning permission or a development plan document unless it is shown that the site is no longer developable for housing. There would therefore be a policy basis to resist the loss of residential space at 103-105 Parkway even though it has not been completed to occupation.

The existing 2no. three storey maisonettes accessed from the shared private courtyard with the existing office space are inefficiently planned providing only two bed room units over 109m². Under the current London plan each plot should be able to provide a 3 bedroom unit, which has not been achieved due to the restricted amount of amenity and outlook. The proposals are to part convert the more compromised GF and B levels (in terms of outlook and privacy) to office space and retain 1no. two bedroom apartment at 1F level accessed from the existing stair core. This results in the creation of a more appropriate type of 2 bedroom accommodation for the site and only loses one residential unit which has never been occupied.

Additional office space

Additional office space is welcomed as the Council's original objective for the site was to retain B1 floorspace albeit B1c rather than B1a.

The proposals seek to create new B1 floorspace from existing underutilised floor space to complement and support the proposed D2 use.

Re Option 2

The Council's original objective was to retain B1c. As it stands the permission only provides for office space, which has not been completed and let. However, the scale of the B1a units would make them suitable for SMEs. I am seeking a view from economic development on their suitability. It would be necessary to justify the loss of the B1 office floor space with marketing information and length of time that the units have been vacant in order to consider the loss of B1 office space is acceptable.

I hope this helps in the interim and I will provide a full response on my return to the office on the week commencing 14th august."

As noted previously the proposals are for both B1 office space and D2 use to create a successful mix of uses within the site that create employment uses; one of which also benefits the local residents and workers in the areas.

The office units have been marketed by Shelly Sandzer and they confirmed the following:

'We have marketed to our vast database and approx 1000 UK-wide Commercial Property Agents via Estate Agents Clearing House (EACH). Also electronically via Perfect Information Property (PIP).

Our firms sign board has been on the window frontage for approx 12 months.'

We have included a copy of the marketing material in Appendix A3.

Planning Policy Framework

- *The London Plan (adopted July 2011)*
- *The London Borough of Camden Core Strategy and Development Policies*

Other relevant documents:

- *The National Planning Policy Framework, adopted March 2012*
- *Various Camden Planning Guidance Documents*

The proposed development is in conformity with the NPPF's approach of presumption in favour of sustainable development.

Land Use Matters

1. Core Strategy Policies CS1 and CS3 sets out that the focus of Camden's growth will be to the most suitable locations, seeking to deliver opportunities and encourage sustainable development, whilst continuing to preserve and enhance the features that make Camden an attractive place to live, work and visit. The policies promote appropriate development in highly accessible locations.
2. The proposals result in a provision of D2 floor space. This gain is in accordance with Core Strategy Policy CS10 which supports the provision and enhancement of community and leisure facilities. The provision of a new fitness centre, in this highly accessible area, will help meet the need for indoor sports facilities identified in Camden's Open Space, Sport and Recreation Study Update 2008.
3. The proposals retain a good amount of office space via the change of use from residential to B1 use class at ground and basement floor levels. These new spaces will provide more private premises which are more suitable to traditional office use.

4. Development Policy DP15 required new leisure facilities to be close and accessible to the community they will serve and reachable by a range of different transport modes, in particular walking, cycling and public transport. The building is located in the centre of Camden Town and the proposed D2 space can be accessed easily by the residents of the building and the general public, is easily reached by a variety of means and is located in a high foot-fall area.
5. Policy DP15 also states that any proposed new leisure use should not harm existing residential amenity, the environment or transport networks. The proposed new leisure use will not adversely affect any of the above and will enhance residential amenity in the sense of providing new gym space that is easily accessible to residents of the building.
6. In line with DP13 the proposed new D2 use will provide an increase in the number and diversity of employment opportunities in the immediate area. Traditional office space will also be retained within the site, so the proposals enhance employment opportunities directly provided by 86-88 Delancey Street.

05 Access

The site benefits from a high level of public transport accessibility. It is located just a 5 minutes' walk from Camden Town tube station with access to the Northern Line.

Transport Network

The existing property is well located for pedestrian access to facilities set out below:

| | |
|------------|--|
| Open Space | One minute walk to The Regents Park, 0.4 miles to Primrose Hill, 1.9 miles to Hampstead Heath |
| Tube | 0.2 miles to Camden Town Underground Station |
| Overground | 0.5 miles to Camden Road |
| Bus | Transport towards Euston, Moorgate, Victoria, Tottenham Court Road, Highgate Village, North Finchley |

In all cases there are no steep gradients or major roads to cross giving a high level of pedestrian accessibility.

The street is in close proximity to local amenities and transport links with a PTAL rating of 6a – the second best rating available.

Fire brigade Access

Fire engines can access the site as existing.

Refuse Collection

Existing bin stores retained

Part M Compliance

The proposals will provide access for all and meet all relevant aspects of Approved Document M where required.

06 Conclusions

The proposals within this application respond appropriately to the building and surrounding context. The proposals will not cause harm to the existing residential amenity and will enhance the building overall by providing a greater diversity of employment opportunities and a new leisure facility that will benefit not only residents of the building but people in the immediate locality.

The proposed changes of use overall maintain a healthy balance of use classes within the premises.

Appendix

A1: Access Statement

| SPECIFIC ISSUES | RELEVANT LEGISLATION | STAGE TO BE CONSIDERED |
|---|----------------------------------|------------------------------|
| Public Transport: The site is conveniently located close to Camden Town underground and Camden Road overground stations. There are a number of bus routes in the area providing comprehensive links to all parts of London. | Planning & Highways | Planning and detailed design |
| Residential Entrance: The existing residential entrance and circulation will be retained | Building Regulations Part M, DDA | Planning and detailed design |
| Residential Horizontal Vertical: Existing to be retained | Building Regulations Part M, DDA | Planning and detailed design |
| Residential Horizontal Circulation: Existing to be retained | Building Regulations Part M, DDA | Planning and detailed design |

| SPECIFIC ISSUES | RELEVANT LEGISLATION | STAGE TO BE CONSIDERED |
|---|---|---|
| Residential Layouts: The proposed apartment is located on an accessible route. An entrance level WC is provided in all apartments in accordance with Part M Section 10. | Building Regulations Part M, DDA | Planning and detailed design |
| All Accommodation Switches, Outlets and Controls: These will be installed at suitable heights and locations, in accordance with Part M Section 4. Controls will contrast visually with their surroundings will be used to be more convenient for visually impaired people. | Building Regulations Part M, DDA | Detailed design |
| All Accommodation Means of Escape: Audible alarm systems will be installed. Ground floor exit routes will be accessible to all. Emergency egress plans will be available to all residents and occupants. | Building Regulations Parts B and M, DDA | Planning and detailed design |
| All Accommodation Management: External routes to be kept clean and unobstructed. Door closers to be regularly maintained. Maintain slip resistance to surfaces. Alarm systems to be regularly checked. Exit routes to be regularly checked to ensure no storage of combustible goods, blocked by obstacles, including locked doors. Lighting to be well maintained. | Building Regulations, DDA | Planning and detailed design and management |

| SPECIFIC ISSUES | RELEVANT LEGISLATION | STAGE TO BE CONSIDERED |
|--|----------------------------------|--|
| <p>All Accommodation Signage/Wayfinding:</p> <p>Legibility is key aim of the scheme. The entrance to the building will be clearly marked. Orientation signage will be provided in logical locations and in a logical sequence. Signs will be identifiable against their background and will be of a suitable size. Information will also be given in tactile form. Signs to be integrated with other communication systems.</p> | <p>Building Regulations, DDA</p> | <p>Planning and detailed design and management</p> |

A2: Existing Site Photos



Existing Courtyard Views of 86-88 Delancey Street



Existing Street Views of 86-88 Delancey Street

A3: Marketing Material

COMMERCIAL UNITS WITH B1 USE TO LET **BORDERS OF PRIMROSE HILL / CAMDEN**



86-88 DELANCEY STREET, LONDON, NW1 7SA

LOCATION:

The property is located in a prominent position along Delancey Street, which connects to Camden High Street. The nearest underground stations are Camden Town (Northern Line) 300m and Mornington Crescent (Northern Line) 500m from the property. The property is located opposite Foxtons at the top of Parkway by Regents Park. The units are located within a residential development called Solstice Point, offering an eye-catching glass frontage highly visible from all directions.

ACCOMMODATION:

We are able to offer units in shell condition either fronting Delancey Street or arranged over ground and first floor at the rear of the development in a studio setting within a courtyard:

The unit's approximate floor areas are as follows:

Unit 1 – Ground Floor: **164 sq m 1765 sq ft**
(plus substantial forecourt area)

Unit 2 - Ground Floor: **180 sq m 1938 sq ft**
First Floor: **100 sq m 1074 sq ft**
Total: 280 sq m 3012 sq ft

USE

Class B1 Use is in place.

LEASE

A new lease(s) available for a term to be agreed.

RENT

Unit 1- £100,000 pax, subject to contract.

Unit 2 - £125,000 pax ,subject to contract.

RATES

The unit is currently unassessed, interested parties are advised to contact Camden Council for further information.

EPC

Available on request.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING:

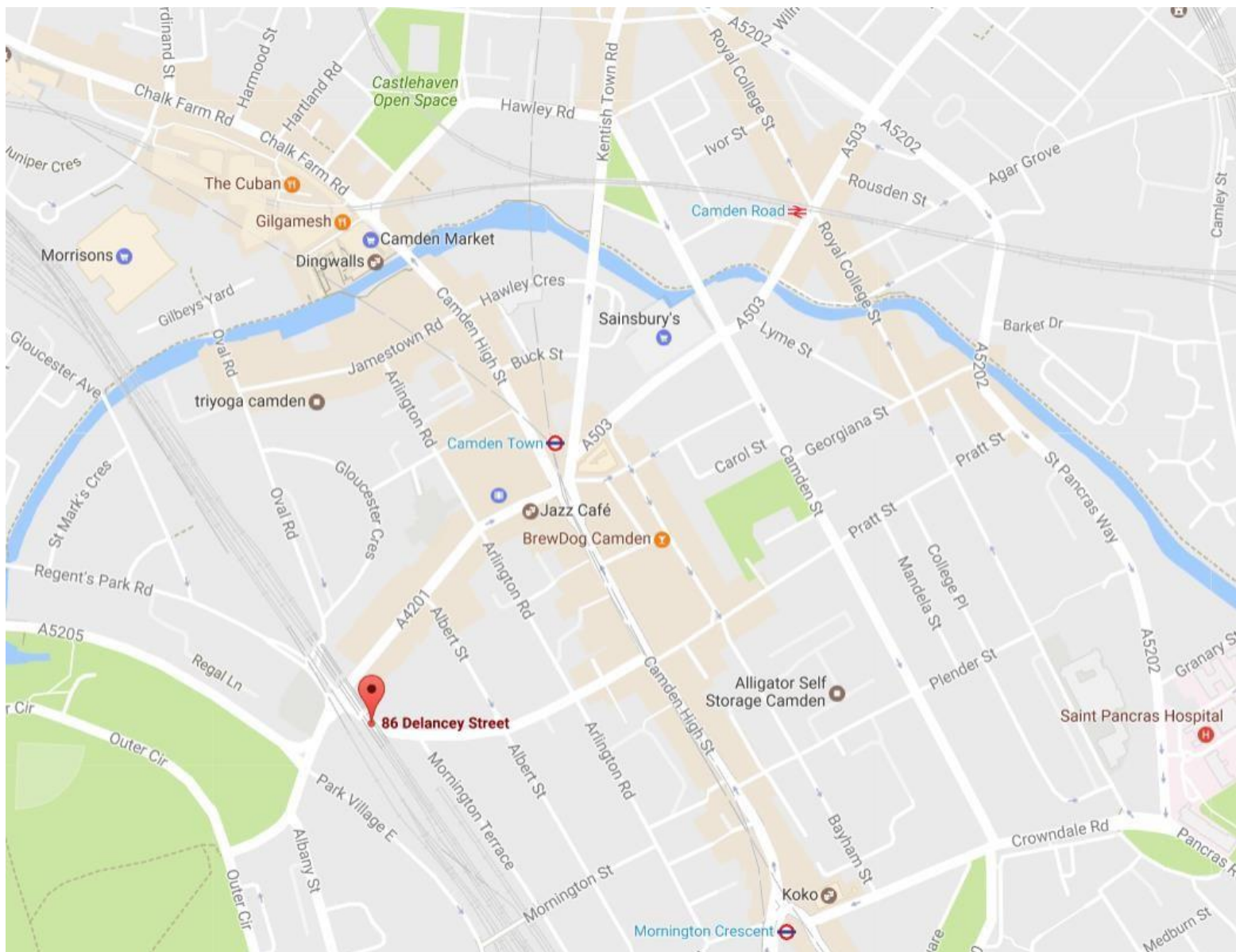
Strictly by appointment through sole agents Shelley Sandzer:

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