

Design and Access Statement

Proposed Minor Works—159-165 Camden High Street London NW1 7JY

Introduction

This Design and Access Statement has been prepared in relation to the minor works applications to enable the proposed occupation of Unit 2, 159-165 Camden High Street London, NW1 7JY by Tesco Express. This statement should be read in conjunction with submitted Cover Letter and drawings.

Proposed Use and Context

The site is located on Camden High Street within close proximity of Camden Town Station. 159-165 Camden High Street has been recently redeveloped to provide a five-storey building, with retail (Class A1) at ground floor level, and 14 self-contained flats above (Class C3). Permission was granted on the 16th May 2006 under LPA ref. 2006/0776/P, and subsequently amended under 2009/3719/P approved 5th August 2010. The retail space at ground floor level is sub-divided into two units. Tesco Stores Ltd, the applicant, plans to occupy Unit 2. The site is located within the Camden Town Conservation Area. To support the lawful use for retail purposes, the applicant is seeking planning permission for minor works including: signage; shopfront; plant; and chiller.

Access

The main access to the store will be on the north east elevation of the building via Camden High Street. The proposed shopfront will provide appropriate access for the retail store, and aid the internal layout. The site can also be accessed via the rear service area and the MOE on Underhill Passage approved under 2017/2865/P on the 3rd July 2017.

Amount

The proposed Tesco express will utilise the available floorspace within Unit 2, 159-165 Camden High Street. No extensions are proposed as part of the planning application. The amount of development is therefore dictated by the existing building envelope.

Layout

The overall layout of the express externally remains the same with no material impact on the existing envelope. Internally the building will be altered to suitably incorporate a sales area with staff and ancillary facilities on ground floor.

Appearance

All minor works to the exterior of the building have been sensitively designed mindful of the building's location within the Camden Town Conservation Area. This will ensure the development will have no effect on the setting or context of surrounding properties, maintaining the visual aesthetic of the conservation area.