

DESIGN & ACCESS STATEMENT
PROPOSAL— CHANGE-OF-USE (C3 or SUI GENERIS) TO D1

1. PROPOSAL

- a. This outline planning application proposes converting a rank of 7 derelict garages into the canteen of the London School of Mosaic.

2. ABOUT THE BUILDING

- a. The garages form part of the housing development known Ludham & Waxham which are two linear modernist blocks with underground garages and a communal garden between them. They were designed by MacManus and Partners (1969-72) who were the Masterplanners for the Gospel Oak redevelopment.

3. LONDON SCHOOL OF MOSAIC

- a. In 2017, LSoM moved into basement workspace under the block known as Ludham. The same space was used by the construction training organisation Building Lives before its operations ceased in 2015/16.

4. ACCESS

- a. Public access to the school & garages is via a yard, a sunken outdoor area at basement level clearly marked on the application drawings.
- b. The proposed canteen will be accessible from the yard i.e does not vary access to LSoM. It will also be connected by an internal hall to the rest of the school.
- c. The location is well served by buses (46, 24, C11). It is a short walk from Belsize Park Tube.

5. NEED

- a. LSoM's activities will be supported by a new canteen located next to their educational and training spaces because it will enable students and staff to have meals and breaks without leaving site.
- b. The canteen will enhance the school's educational "offer" and improve its public aspect which is poorly impacted by the dereliction of the garages next to the front door of the school premises.
- c. As space directly related to the school's main access space (the yard), the canteen will be part of the community appeal of the LSoM and provide a useful setting for community outreach work that is core to the school's programme and its commitment to being a good neighbour.
- d. The school is aware that its premises are not prepossessing. The derelict garages next to the school's front door are a particular problem which the canteen proposal tackles. LSoM want to improve the yard itself by mosaicing the concrete yard walls around it. This decorative proposal is part of the outline planning application.

6. DESIGN

- a. The canteen interior will be formed by a shopfront-type of glazed door/window screen

- b. Mechanical ventilation for the canteen kitchen will be required but is not part of this application i.e LSoM expect it to be dealt with conditionally
- c. While M+E design costs is not currently within the client's budget, the school anticipates a discharge stack will be necessary to ventilate the kitchen area.
- d. Commercial Kitchen design guidance provided by DEFRA till September 2017 suggests the kitchen type that LSoM need for their canteen will have a low impact risk

Criteria	Score	Score	Details
Dispersion	Very poor	20	Low level discharge, discharge into courtyard or restriction on stack.
	Poor	15	Not low level but below eaves, or discharge at below 10 m/s.
	Moderate	10	Discharging 1m above eaves at 10 -15 m/s.
	Good	5	Discharging 1m above ridge at 15 m/s.
Proximity of receptors	Close	10	Closest sensitive receptor less than 20m from kitchen discharge.
	Medium	5	Closest sensitive receptor between 20 and 100m from kitchen discharge.
	Fair	1	Closest sensitive receptor more than 100m from kitchen discharge.
Size of kitchen	Large	5	More than 100 covers or large sized take away
	Medium	3	Between 30 and 100 covers or medium sized take away.
	Small	1	Less than 30 covers or small take away.
Cooking type (odour and grease loading)	Very high	10	Pub (high level of fried food), fried chicken, burgers or fish & chips.
	High	7	Kebab, Vietnamese, Thai or Indian.
	Medium	4	Cantonese, Japanese or Chinese.
	Low	1	Most pubs, Italian, French, Pizza or steakhouse.

7. PLANNING ISSUES

- a. D1 (vocational training) use is established in the Ludham basement. The principle of a non-residential use in the basement of Ludham is not in question.
- b. It is recognised by the local authority, by local Councillors and by residents, as desirable.
- c. Workspace forms a part of area regeneration proposals: see 2016 Gospel Oak questionnaire which proposes new workspace under the Wendling redevelopment
- d. The proposed use will remove unused car-parking

- e. The character of the yard will change: it will no longer be defunct vehicle-space and much more explicitly associated with the D1 function of the Ludham basement workspace.
- f. LSoM propose decorating in-situ concrete surfaces in the yard with mosaic (details tbc/agreed with community & LBC)
- g. The yard is lower than the main communal garden lying between the Ludham and Waxham blocks. It is screened from the garden by a ramp and trees. This separation will be retained and can be increased through a tailored planting programme
- h. The amenity of the communal garden is not at risk from the change-in-character to the yard. On the contrary, the proposals set out here suggest greater complementarity between the main garden and the school.
- i. Policy A1 (j,k) of the Local Plan deals with managing impact of development relevant here (noise, vibration, odour). The following indicators suggest the canteen & its kitchen present a low risk to surrounding amenity
 - i. the scale canteen kitchen/number of intended diners
 - ii. proximity to sensitive receptors
 - iii. location of a *possible* discharge extract above the eaves/roof away from enclosed outdoor areas e.g entry yard
- j. Odour will be practically manageable because of the scale of the LSoM catering operation and the availability of affordable ventilation filtering to contain it.
- k. LSoM are committed to devising a Construction Management Plan going forward.