

Design and Access Statement

Planning Statement

For

15 Raydon Street

Application Type	Change of Use
Proposal	To change the use of the premises from A1 use to Class Sui Generis Beauty Salon/Treatment centre
Planning/Application Ref:	2019/0922
Local Authority	Camden Council
Application Received	18 Feb. 2019
Application Validated	Unknown
Full Address	15 Raydon Street, Upper Holloway, London, N19 5BU



Content:

Design and Access Statement

Proposal
Property Description
Site and Surroundings
Location
The Scope of the Statement
Design and Character
Internal and External Layout
Amenity Space
Daylight and Overshadowing
Sustainability
Environmental Concerns
Safety and Security
Transport and Waste
Vehicular Access
Access
Relevant Planning History
Planning Policy
Planning Precedent

Planning Statement

Crime Prevention/Safer Places Report

Design and Access Statement

Proposal

The present unused retail shop is A1 use and the occupier wishes to change the use to Class Sui Generis, to be used as a beauty treatment centre/salon known as Infinity Beauty Salon Ltd. The salon will have a Special Treatment License which would allow it to carry out various beauty treatments such as: face treatment, full body massage, waxing, laser hair removal, pedicure and manicure etc.

Property Description

The premise is a ground floor new build commercial shop. It is conveniently on the corner of a 4 story residential block along Raydon Street. The pavement front is all glass and there is a front court yard entrance. There is also a waste storage area at the rear.

Site Location



Site and Surroundings



The £9.25m Chester-Baltimore Scheme (as it's known) built to replace the temporary and failed high-tech first phase of Stage Two, designed by Rick Mather Architects, is the first social housing scheme in the country and the largest scheme of any kind to be built to *Passivhaus* standard. The buildings' insulation, triple glazing, high-tech boilers and air circulation systems

In terms of appearance, the scheme's two residential blocks of stacked maisonettes with universal ground-floor front door access are intended to 'fit' the existing streetscape while a larger 'gateway' block. They also include new shops on the corner of Chester Road and Raydon Street.

The mixed tenure development provides 53 residential units, 500m² of commercial space and generous public circulation routes. A key aim of the project was to provide comfortable, affordable, attractive, low energy housing, which suited the Highgate area, continuing the local authority's legacy of successful council developments.

The development consists of three main buildings, breaking up the site and responding to surrounding context, which is largely two or three

story buildings. The most prominent corner of the site is occupied at street level by commercial units with apartments above, and two additional blocks to the rear comprising of maisonettes and more apartments. Shared external circulation space has been incorporated between the blocks, and a public access walkway along the edge of the site knits the building into the urban fabric.

Situated in the leafy streets of Highgate, the 53 units, developed for Camden Council by Willmott Dixon and designed by Rick Mathers Architects, are being built as part of [Camden's Community Investment Programme \(CIP\)](#) to invest in homes, schools and community facilities. Designed and built to keep energy consumption to a minimum, these ultra-modern homes enable occupants to reduce energy bills without compromising on the comfort expected at home.

The Scope of the Statement

Is limited to relevant sections of the local design and planning policy. We believe that this building proposal will follow councils guidelines, which states that any new development must be of a high standard of design and have regard for the existing architectural style, scale, proportion, position and materials.

Design and Character

The following policies have been extracted as relevant to this type of development and adherence to these has been demonstrated throughout all aspects of the scheme:

National Planning Policy Framework (NPPF)

The London Plan

London Housing Design Guide (LHDG)

Opportunity Areas

The London Plan

Student Housing

London Plan; Housing SPG; Affordable Housing and Viability SPG
Supplementary Planning Guidance

Strategic planning issues and relevant policies and guidance

The relevant issues and corresponding policies are as follows:

Urban design

London Plan; Shaping Neighbourhoods: Character and Context

SPG; Housing SPG; Shaping Neighbourhoods:

Play and Informal Recreation SPG

Inclusive design

London Plan; Accessible London: achieving an inclusive environment SPG

Transport

London Plan; the Mayor's Transport Strategy

Climate change

London Plan; Sustainable Design and Construction SPG; Mayor's

Climate Change Adaptation Strategy; Mayor's Climate Change

Mitigation and Energy Strategy; Mayor's Water Strategy

Location and Details of the site - N19 5BU

Latitude: 51.5645 / 51°33'52"N, Longitude: -0.142 / 0°8'31"W, OS Eastings:
528877, OS Northings: 186703, OS Grid: TQ288867

Mapcode National: GBR DV.4VY, Mapcode Global: VHGQL.HY8, Open

Location Code: 9C3XHV75+Q5

N19 5BU has a Healthy Living Index of 8/10 (High).

5BU has a Neighbourhood Retail Diversity Index of 10/10 (Very high), and an Area Retail Diversity Index of 10/10 (Very high). N19 5BU is approximately 70m (230ft) above sea level.

London Borough - Camden Borough Council, Ward – Highgate, Councillors-
Anna Wright (Labour), Siân Berry (Green), Oliver Lewis (Labour)

London Assembly constituency- Barnet and Camden

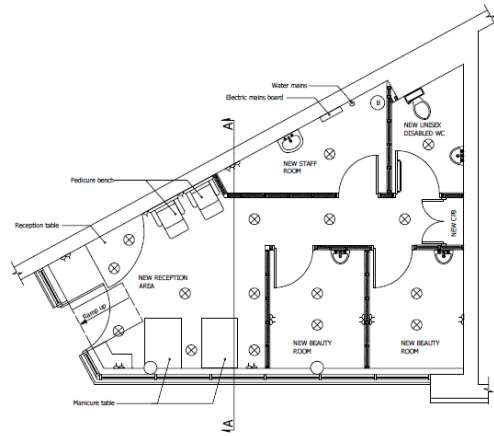
Access to area to dispose of waste



Internal and External Layout of the Proposed Retail Unit

The retail shop unit is approximately 40m² will be divided into the following areas:

Reception area	which includes a manicure table and pedicure bench approx. 3m x 4m = 12m ² There will also be access to the shop for disabled clients by retractable internal slope.
Beauty Room 1	Private treatment room approx. 2.5m x 2m = 5m ²
Beauty Room 2	Private treatment room approx. 2.5m x 2m = 5m ²
Staff Room	Staff to rest and make tea and coffee approx. 3m x 2m = 6m ²
Unisex Disabled W/C	All access use approx.. 2m x 1.5m = 3m ²



PROPOSED GROUND FLOOR PLAN
scale 1:50

Amenity Space

The front of the shop in the court yard is a convenient space for access, though this area will not be used for waste.

Daylight and Overshadowing

There is no change to the front of the premises. The proposed developments are of similar scale to neighbouring properties which does not create overshadowing. Adequate glazing is proposed to allow for a suitable amount of natural light to enter the building.

Sustainability

Due to the nature of this application, it is not a general requirement to provide a pre-assessment or meet BREEAM guidance however, the sustainability of the proposal has been considered from the outset. The scheme will aim to meet Level 3 to 4 Code for Sustainable Homes as well as achieve the necessary SUDs which will be set out as a planning condition.

Environmental Concerns

A flood risk assessment of the site has not been carried out

Safety and Security

It is not considered that the proposal will jeopardise the safety or security of the future occupants. The residents will access the houses via a secure and private front entrance. The entrance door to each house will also be secure. Adequate security systems for entry phones and lighting will be incorporated at detailed design stage.

Transport and Waste

4 of 5 National Waste Services Company Reg. 06170740 | CARRIER REGISTRATION CB06018 | Page 4 of 5

Site Assessment
Site Address:
15 Raydon Street
Highgate
London
N19 5BU

The Management of Health and Safety at Work Act 1999: All risks should be planned in accordance with other regulations that will apply.

SITE: INFINITY BEAUTY SALON LTD

Location and access to bin(s)		Bins to be located at the back of the building
Is the point of access the same as the site address? (E.g. is access to the bin(s) via a separate entrance service road?)	✓	Yes
Is there 24 hour access to the bin(s)?	✓	Yes
Are there any gates/doors between the proposed bin location and the road/side?	✓	Yes
If yes, are the gates locked?	✗	Yes
If yes, can we have a key/code?	✓	Yes- Key to be provided
Will the waste be stored on level ground? (e.g. are there any steps or slopes between the bin location and the road?)	✓	Yes
Does the bin require a lock? (only available for 660 and 1130 litre bins)	✗	N/A
Specific site rules:	✓	Bins to be located at the back of the building

Signature
Digitally signed

- To discuss service issues or amendments please contact us on 0800 368 6700, or alternatively email us at enquiries@nationalwasteservices.co.uk. Please do not phone the number on the bin or speak to the driver as no record will be made and you may be invoiced incorrectly.
- Once a bin is on site it is the responsibility of the customer to look after it and make it accessible. If a bin is lost, stolen or damaged, customers will be held accountable for the full cost of a replacement.
- General waste bins are for mixed municipal waste. Other waste such as animal waste, car parts, tyres, ash and bulky items, should not be put in the general waste bin.
- The bins that we supply are external bins. We are unable to collect bins from inside a building and bins must be made available externally for the day when collections will take place (bins may require a bin being left out overnight).
- Payment in Street (cash payment) will incur a £20 admin charge to cover the cost of credit control. If non-payment results in the service being placed on hold, no refund is given for the period when the service is on hold.

National Waste Services Company Reg. 06170740 | CARRIER REGISTRATION CB06018 | Page 4 of 5

A site assessment has been carried out and agreements me to dispose of waste at the rear of the premises in designated areas.

Vehicular Access

The site will have no vehicle parking on site, though there are parking bays in the road and surrounding areas.

Relevant Planning History

Application site – The shop has not been used since the building complex was constructed

Planning Policy

The following policies and guidance are used as check list to compared for policy around this area.

Conservation Area Appraisals and Management Strategies

London Borough of Camden Local Development Framework Core Strategy policies CS5, CS9, CS11, CS13 and CS14

London Borough of Camden Local Development Framework Development Policies DP2, DP5, DP16, DP17, DP18, DP22, DP23, DP24, DP25, DP26 and DP28

Local Plan policies H1, A1, A4, D1, D2, CC1, TC2, T1 and T2

LondonPlan2016andtheNPPF2012

Planning Precedent

These recently approved planning applications demonstrate that there are established precedents for:

[56 Neal Street London WC2H 9PA \(2014/5813/P\)](#) Granted (Nov 12 2014) - Full Planning Permission - Change of use from retail (Class A1) to beauty treatment centre (Sui Generis) at basement and ground floor levels.

[36 Brunswick Centre London WC1N 1AE \(2013/5774/L\)](#) Granted (Nov 8 2013) - Listed Building Consent - Internal and external alterations in association with the change of use of retail unit (Class A1) to a beauty treatment unit (Sui Generis), including the installation of 1 x internally illuminated fascia sign, 1 x non-illuminated projecting sign and 1 x vinyl sign on front elevation.

[108-110 Judd Street London WC1H 9PX \(2017/6556/P\)](#) Granted (Feb 13 2018) - Full Planning Permission - Change of use from A2 to Sui Generis (Beauty Salon and Aesthetics Clinic).

[148 Fleet Road London NW3 2QX \(2018/6168/P\)](#) Granted (Feb 5 2019) - Full Planning Permission - Erection of single storey rear extension at ground floor level for beauty salon (Sui Generis use).

[62 Parkway London NW1 7AH \(2018/2828/P\)](#) Granted (Sep 3 2018) - Full Planning Permission - Change of use from Health and beauty

ACCESS

Inclusive Access

Consideration has been given towards both The Equality Act 2010 (to ensure compliance with statutory legislation) and Approved Document Part M (to ensure compliance with the Building Regulation Standards), with relation to internal and external access. It is considered the proposal meets policy guidance and the layout is an easy to navigate layout. Compliance with the principle of Lifetime Homes ensures increased accessibility with easily adaptable spaces at entrance level.

With this proposal:

There is no loss of any features, which would be a detriment to the locality.

The development would not interrupt any important views.

The purpose of this statement is to demonstrate that the proposal does not conflict with relevant planning policies, and will not have a negative impact on the neighbouring properties and those in the surrounding area, or on the character of any Conservation Area.

The land has not been allocated for other uses and therefore is not essential for the local community.

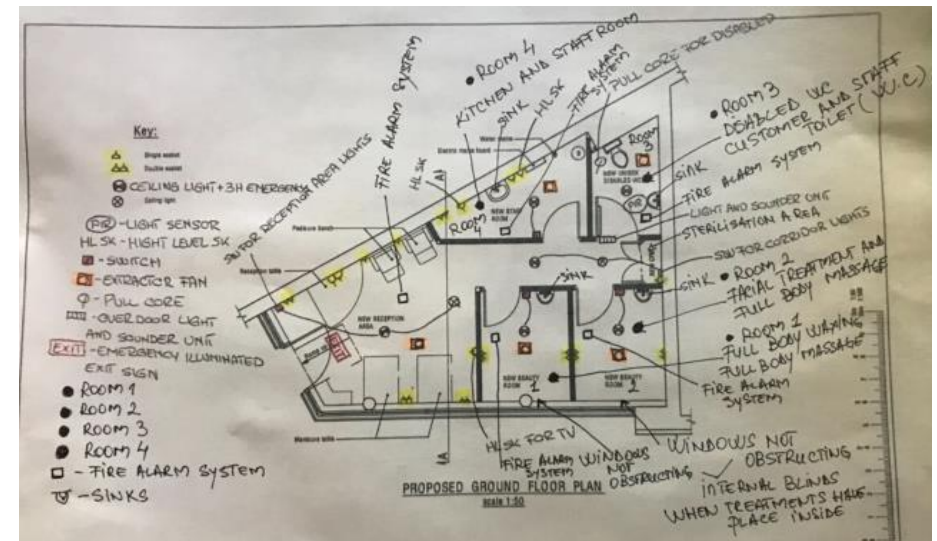
The development is in keeping with adjoining developments in the area.

The proposals are in easy reach of the local services and the Primary Road Network.

The scale and massing of the proposals are considered satisfactory.

Approved materials will be used. It is proposed that the development complies with these Policies.

Description of areas of the proposed shop



Planning Statement

This is short written description and explanation of the proposal, other relevant details can be found in the first part of the document under Design and Access.

The change of use of the retail unit will be in keeping with the rest of the property in its design and layout. The internal design complements the shape of the retail unit where there is a need for good quality retail units.

The relevant Planning Policies with regard to this proposal are considered to be:

CS5-Managing the impact of growth and development
CS7-Promoting Camden's centres and shops
CS8-Promoting Camden's economy
CS9-achieving a successful Central London

DP1-Helping promote small and independent shops

The customer base will be varied in socio-economic terms with most clients living or working in the surrounding area. Based on other similar retail units, the average number of clients may be 15 per day for the treatments with minimum appointments times of half an hour. Trained staff will be employed on fulltime basis may be some part time employees. Should the aesthetic/treatments aspect of the business grow as expected then it is envisaged that an additional member of staff may be required. Whilst customers for the associated retail produces can purchase these on a walk-in basis, it is envisaged that most sales will be done online or after a therapy treatment. The proposed hours are daily from 9am to 7pm Monday to Friday and 10am to 7pm Saturday and Sunday. These times may vary given the site's location and the low impact of the use, no adverse impact on the amenity of residents in the surrounding area is anticipated.

Crime Prevention/Safer Places Report

Crime Prevention/Safer Places Report required *Proposals involving uses of buildings (including change of use and extensions) as betting shops, bail hostels, HMOs, Faith Centre, Medical Centres, Hotels or other uses that could give rise to anti-social activity or fear of crime.*

Seven attributes of sustainable communities that are particularly relevant to crime prevention are set out below.

Access and movement:

Surveillance: Presently the unused space at the rear of the building allows passers-by to through refuse and possible places to hide.

Physical protection: All main doors will have good quality security features and locks enabling all users of the building to feel secure and safe.

Conclusion

The proposal has been well thought out on the bases of security and accessibility. Building the extension in an existing redundant space can only improve any possibilities of Crime and anti-social behaviour in the immediate area. There will be Clearer views and more activity enhancing the potential for natural surveillance. There will be no adverse effect to any criminal activities caused by the development of this project.