

Planning, design and access statement

For **93 Agar Grove, Camden, London, NW1 9UE**

Project **Change of use of a part of the ground floor from Office (B1) - minicab office to Cafe (A3) and subsequent internal alterations.**



London Borough of Camden

Revision (--) Feb 2019

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1.0 Introduction

We apply on behalf of our client to seek planning permission from Camden Council to change the use of the ground floor (former) minicab office at 93 Agar Grove into a Cafe (class A4).

The site is located at an end-of-terrace plot on Agar Grove. The existing mixed use building (office use at the lower ground and ground floors and residential above) is a detached Georgian property within Camden Square Conservation Area.

Based on our research, the commercial ground floor of the property had functioned previously as a post office and had benefited from a traditional timber shop front.

The use and elevations had been amended by the previous operator from retail to office, more specifically a minicab operating centre.

Since the closure of the previous business, the commercial unit at the ground floor has been vacant for over 4 years which led to the natural deterioration of finishes and the existing fascias and shop front are worn and dilapidated.

The existing front consists in a mix of the existing timber frame structure which has partially been covered with high PVC parapets, the existing entrance door has been replaced with an aluminum one, the Canteloves Road, glazed opening had been blocked with a painted timber panel and the existing single window on the Agar Grove elevation had been replaced with a smaller size aluminium casement window.

Internally, the ground floor layout consists in a small reception area at the front, office space, archive area and lavatory at the rear, with the main entrance from Agar Grove. The unit also contains a dropped ceiling and a subsequent sub-fascia externally.

Existing Gross Internal Area – Ground Floor: 50 sqm/ 538 sqft

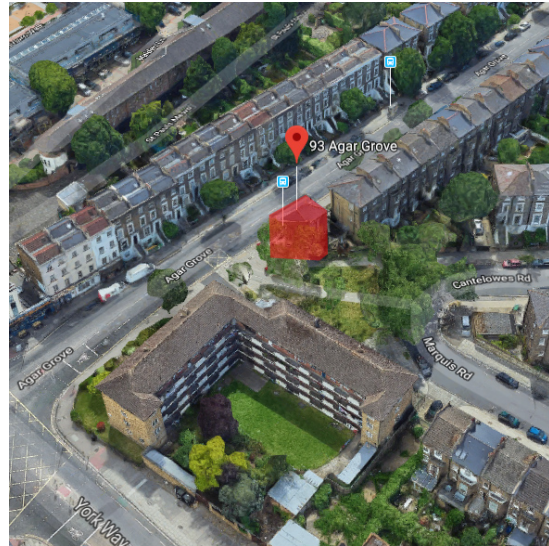
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Bird's eye view of the site (93 Agar Grove)

2.0 Assessment

2.1 Physical Context The unit site is located near the junction of Agar Grove and York Way.

North; Cantelowes Road
East; Pedestrian, public walkway
West; 91 Agar Grove
South; Agar Grove

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Front view of the site (93 Agar Grove)

2.2 Social context

The site is located on the Agar Grove of Camden, near the commercial junction with York Way and with a multitude of new residential developments being carried nearby.

2.3 Economical context

The previous operator had run a minicab command office. Within the current economical context the minicab businesses across London have lost ground to Uber and other similar tech driven operators.

Subsequently the business had closed 4 years ago and the premises has been vacant since.

The applicant who is based locally has identified the market need for an intimate size European style cafe designed and operated to serve the local community.

Additionally, the applicant had identified the economic opportunity of restoring the original, traditional character of the former post-office as part and parcel of his concept.

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Front view of the site (93 Agar Grove) – historical photo

2.4 Planning policy context

National Planning Policy Framework and National Planning Practice Guidance

The Mayor's London Plan July 2016

Camden LDF Core Strategy

- CS5 Managing the impact of growth and development
 - CS7 Promoting Camden's centres and shops
 - CS11 Promoting sustainable and efficient travel
 - CS13 Tackling climate change through promoting higher environmental standards
 - CS14 Promoting high quality places and conserving our heritage
 - CS16 Improving Camden's health and well-being
 - CS17 Making Camden a safer place
 - CS18 Dealing with our waste and encouraging recycling
- Camden Development Policies 2010

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DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

DP16 The transport implications of development

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

DP21 Development connecting to the highway network

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

DP29 Improving access

DP32 Air quality and Camden's Clear Zone

Camden Planning Guidance

CPG1 Design – Section 4 (Extensions, alterations and conservatories)

CPG5 Town Centres, Retail and Employment Section 3 (Town Centres), Section 6 (Food, drink and entertainment uses)

CPG6 Amenity – Section 2 (Air Quality) Section 4 (Noise and vibration)

CPG 7 Transport – Section 5 (Car free and car capped development), Section 6 (On-site car parking), Section 7 (Vehicle access) – Section 9 (Cycling Facilities). Camden Square Conservation Area Statement (2011).

Camden Square Conservation Area Statement.

3.0 Evaluation

Following appraisal, we noted that the development's position by the intense traffic on the increasingly busy road Agar Grove. Hence, from a noise pollution perspective the site is in a rather loud spot, and its proximity to the York Way Junction does only add to the overall decibel count near the property.

Additionally, the site is in close proximity to the commercial-industrial area of Vale Royale/Brewery Street and serves as an important access route for delivery lorries coming to site from West London, both during the day but more importantly after close-of-business hours, thus avoiding daytime congestion.

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Having also assessed the existing size of the unit, we concluded that the proposed European style cafe which offers about 20 comfortably laid seats would minimize disruptions and on the subject of noise, we trust the levels to be generated by the business would stand well below the existing noise pollution level generated by traffic.

The existing front and advertisements on the property are worn and dilapidated. They make a negative contribution to the street scene character.

The proposed works would include the replacement of the shop front and adverts and would ensure that the unit makes a positive contribution to the vitality and viability of the local community.

4.0 Design Constraints

The site is visible from Agar Grove.

The site is within Camden Square Conservation Area.

The property is not a listed building and is not of special Architectural merit.

(93 Agar Grove)

4.1 Design Ethos

The concept is based on creating an intimate size cafe offering small bites along with hot and cold drinks in a relaxed manner, benefiting from a warm and vibrant atmosphere with natural and reclaimed material and a strong dialogue with the historical, traditional look of a conservation area venue.

The space would benefit from a large floor to ceiling glazed shopfront to ensure maximum visibility and business exposure;

The proposed front and signage (advertisement details to be submitted via a joint planning application) are in keeping with the character of the conservation area while maximizing visibility to increase the chances of success of business tenants.

Any food preparation facilities will be electric only and operated in conjunction with carbon filter extractions.

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4.2 Amount

The proposed change of use comprises internal alterations only;

The proposed cafe will not exceed the size of the existing unit;

4.3 Layout

Following assessment, we are proposing to maximize available space while ensuring comfortable tables area for drinks and snacks and also to ensure space for bar and preparation area.

The rear section of the unit will be a restroom that can be used by staff and the clients.

4.4 Scale

N/A

4.5 Landscaping

N/A

4.6 Appearance

The fit-out of the proposed bar is set to use primarily recycled and upcycled materials, thus achieving both a look that is in line with the character of the conservation area but also a sustainable approach to interior design.

4.7 Building Regs.

The proposal has been designed with building regulations in mind. A separate building regulations submission will be rendered upon planning approval.

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4.8 Access

Highways The site's response to the road layout is not seen as changing from its current condition.

Servicing Access to services remains unchanged.

Disabled Access

The layout, design and material specifications for the proposed additions and layout alterations will comply with all Building Regulation Guidelines and the policies set out in the DDA Act, providing unaltered access to the main entry.

Transport

The development is aimed at serving the local community thus encouraging walking and the use of sustainable transportation. The access to public transport and the need of private parking space remain unchanged.

Refuse A refuse collection point will be installed off the sidewalk, to be accessed via the entrance gate to the existing ground floor office.

5.0 Recommendation

In view of the issues raised the Council is respectfully asked to grant planning permission for the development as proposed.