

**PROPOSAL: CHANGE OF USE FROM A3 TO B1. TOP WINDOW LIGHTS TO BE REPLACED WITH OPENABLE CASEMENT WINDOWS.**

**2 ACTON STREET, WC1X 9NA**

**Planning, Heritage and Design & Access Statement**

**SITE**

2 Acton Street is a traditional Victorian brick building with stone detailing situated at the junction between Acton Street and King's Cross Road. It is a 13 minute walk from King's Cross Station and St. Pancras Station and is within the Bloomsbury Conservation Area. Adjacent to the site is a Travelodge and a Clink78 Hostel.

The application site comprises of a ground floor and basement. Above the application site there are 4 floors, all of which are residential. From street level there is access via two sets of double doors and a single door, the basement is accessed by two internal staircases at either side of the property. There are pavement lights along the Acton Street elevation that provide light for the basement.

All windows and doors on the application site are single glazed with a red painted timber frame. On the North and West elevations above the windows there is the remaining metal signage from the converted Prince Albert pub.

**DESIGN PROPOSAL**

The proposal is for the change of use from A3 to B1. Since the 15 year lease was agreed in 2005 it has been assigned 4 times due to closure of establishments with A3 use and eventually surrendered on the 1<sup>st</sup> February 2019. In May 2006 the lease was granted to Konstam Ltd, a restaurant that was closed down in October 2010. Following this, Our Little Japan was assigned the lease in Nov 2010, opening the restaurant Shibuya, but again this closed down and the end of their lease was July 2014. The next restaurant, Wazen Ltd, was assigned the lease in September 2014 and then closed in September 2017. The last lease assignment was to Happy Our Ltd., another restaurant business, who had the lease from September 2017 and surrendered it in February 2019.

The history of restaurants at this site and the continued inability for them to succeed enough to fulfil the lease period is testament to the proposal to change the use to B1, where there is already a potential tenant lined up who has been in the local area for 15 years and is interested in the site.

The proposal includes the replacement of the top window lights for openable casement windows to provide natural ventilation to the units, in accordance with Building Regulations.

**SCALE**

No alterations to the scale of the existing building are proposed

**ACCESS**

Access to the property will be as existing. Both units will have double door access from the street, utilising the existing entrances.

**LANDSCAPING**

There are no existing or proposed landscaping features.