

## DESIGN AND ACCESS STATEMENT

Site address : 187 King's Cross Road

To whom it may concern,

The proposal is for the change of use from B1 office use to a Sui Generis use as nails salon. This design and access statement is to assess the effect of the change of use and review Camden's planning policy and how the proposed use will align with its core strategy.

According to Camden's local plan, the number of people living in Camden is increasing and the makeup of the borough's population is changing. Camden has a very successful and diverse economy and it makes a significant contribution to the UK economy as well as being a key part of Central London's economy, with its concentration of businesses, retail and tourism uses. The plan highlights the need to maintain and strengthen Camden's economy and competitiveness, whilst ensuring the communities benefit from this and we keep the borough's special identity. The council raised the importance of supporting its residents and businesses to make the most of the opportunities. This was supported by the Strategic objectives number 4 in the Camden Local Plan.

The proposed change of use is inline with the Policy C1 , part d, where the Local Plan stated: to support a mix of uses where appropriate, in particular in the most accessible parts of the borough. The local plan also highlights the council's aspiration for King's Cross to continue as a vibrant , attractive place with mixed use with offices , homes , retail and leisure facilities. With the increasing population, the need for social space for personal care also increases. This change of use will definitely provide a space for local residents and office's workers to use. Policy E1, point a, b where it stated that the council will support business of all sizes, varieties of business in particular small and medium sized enterprises. Point i in Policy E1 cites that the council will recognise the importance of other employment generating uses, including retail, health and leisure.

The previous use was an office use and the property was available to rent as a vacant unit. Although the current use cant be kept, the proposal is to ensure the property is put to use again with a better suitable purpose. King's Cross road is a vibrant location , which is more ideal for a shop/ retail commercial use . This proposal is not only adding an exciting leisure business to the area but also it promises to create new employment opportunities for locals. This business is exactly what the high street needs to create more footfall and add economic value to the area. I hope the information satisfies you to consider the application.

Yours faithfully,

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Applicant's Agent