

DESIGN AND ACCESS STATEMENT

3 Harben Parade, NW3 6JP

INTRODUCTION

This design and access statement document is intended for the change of use application A1 use class (A K Design & Print) to A3 use class café.

THE SITE

3 Harben Parade, London NW3 occupies the ground and basement floors of a mixed use apartment block.

On the following photographs showing the building's context and position.

Photo showing

Rear Entrance / elevation picture

Picture showing adjoining building condenser units

Photo showing adjoining building extractor

PROPOSAL

The proposal is the change of use of this unit to the use class A3 café/Restaurant while installing an extraction system.

The extraction system will be of an ESP system that prevents odour and noise output.

Opening-Closing Hours:

Monday to Friday: 8:30 am to 18:00 pm.

Saturday to Sunday – 09:00 am to 17:00 pm

LAYOUT

No additional extensions are being proposed in so there isn't any change in the amount of footprint the building occupies currently and after the proposal.

The Ground floor will serve as a seating area.

The lower ground floor level will serve as the kitchen and storage space. Also the existing bin area will be used as bin storage.

Kitchen will be used only for light cooking as it is mainly for baking and preparation.

EXTRACTOR SYSTEM

The ESP system proposed to be used has over 95% efficiency in cancelling both odour and smoke 98% in a single pass. The extractor grill will be located on rear lower ground floor.

Please see the additional documents provided regarding the extraction system.

LANDSCAPE

A landscaping scheme is not proposed, there will be no changes made to the current surrounding landscape.

ACCESS

The access to the site will remain in the same location as it is currently, at the front.

WASTE

Waste will be stored in the existing dedicated bin area.

ECONOMIC & EMPLOYMENT BENEFITS

There are however expected to be a number of positive impacts of the development on the locality. The premises are expected to employ 4 members of local populous (2 part time, 2 full time) at any one time, boosting local employment; and, especially with the likely clientele, bring further transactions to the area, encouraging good service to the tourists that are attracted to the area.

CONCLUSION

We believe the spaces are in correspondence with standards and layout designs are well designed on both ground floor level and basement level.

As there are no external changes apart from an opening, for extraction/ventilation exit points this proposal is not causing any harm to the character and surrounding context.

The Extraction system will be an ESP system that is well designed to prevent discharge of both odour and noise to any neighbouring units and the surrounding.

While we also believe there will be no out looking issues or any effect on rights of light or other amenities thus we believe permission should be granted for this application.