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106 Noel Road, London, W3 0JS

DESIGN STATEMENT

Introduction

The application site is situated at No. 112A Camden Road, NW1 9EE. The existing use of premises is A1 (Dry cleaning) and is vacant at the moment.

Proposal

The applicant is seeking permission to change the use of the site from vacant A1 (Dry cleaning) into a Hot food take-away kitchen. The idea is based on local market research to identify suitable alternative business. This will be an opportunity for the premises to be restored into a viable business, and will enhance the existing local commercial activities.

The shop will be operational between hours of 7:00 am and 11:00 pm everyday which could be adjustable according to the relevant department of the Council's suggestions.

Furthermore, the proposed business will attract some employment (potentially from local residents),

The proposed shop and kitchen will be adequately insulated as specified by Building Regulations Approved Document E to limit the effect of any possible impact and airborne noise to neighboring premises. The noise control system would also meet the requirements laid down in BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas".

To achieve a high level of odour control, fine filtration or electrostatic precipitation (ESP) followed by carbon filtration (carbon filters rated with a 0.2-0.4 second residence time) will be used.

Extracted air will be discharged by an insulated duct and would replace the existing ducting system of the dry-cleaning shop.

Please let us know if you need further information,

Kind regards

H. Moghadam