



DESIGN AND ACCESS STATEMENT

Application Proposal: Material change of use of the basement, from residential storage to a mixed use comprising storage and distribution and residential storage.

**Application Site:
Basement Floor, 368-370
Cascades Apartments, Finchley
Road, London, NW3 7AJ**

May 2021

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1. Introduction

- 1.1 This application seeks planning permission for the material change of use of the basement, from residential storage to a mixed-use comprising storage and distribution and residential storage.
- 1.2 This proposal seeks permission to make better use of the existing basement floor. The existing residential provisions, including refuse and cycle store are proposed to be relocated within the basement, to allow the majority of the basement floor to be utilised as a grocery storage and distribution business.

2. Application Site

- 2.1 The application site is the basement floor of Cascades apartments, located on the eastern side of Finchley Road, directly opposite the junction with Lyndale Avenue.
- 2.2 The site is predominantly surrounded by two storey semi-detached/terraced dwellings to the north on Finchley Road and two storey dwellings at its rear boundary fronting Clorane and Briardale Gardens.
- 2.3 The subject site is not within a designated conservation area but does back onto the boundary of Redington and Frogna Conservation Area. There are no listed buildings in close proximity of the site.

3. Planning History

Application Reference	Proposal	Decision Date
2014/7038/P	Variation of Condition 2 of planning permission (2012/1822/P) dated 08/07/2013 (and as amended by application 2014/1632/P dated 02/09/2014 and by application 2014/0205/P dated 27/10/2014) for erection of 2 x 4 storey plus basement buildings to provide 22 residential units following demolition, namely to enlarge the basement to accommodate 2 x disabled parking bays and alterations to the building facade.	Granted 04/06/2015 (Not implemented)
2014/0205/P	Removal of condition 9 (acoustic report) of planning permission granted on 08/07/2013 (ref: 2012/1822/P for the erection of 2x four storey plus basement buildings, with a glazed infill extension for the provision of 22 residential units (4x affordable & 18 market)), due to the plant room and CHP unit located in the basement no longer feasible.	Granted 27/10/2014
2014/1632/P	Variation of condition 2 of planning permission 2012/1822/P dated 08/07/2013 for erection of 2 x 4 storey plus basement buildings to provide 22 residential units following demolition, namely; to enlarge the basement to accommodate 2 x disabled parking bays, gas and electric meters, cycle parking, staff area and ancillary storage space.	Granted 02/09/2014 (Not implemented)

2012/1822/P	Erection of 2x four storey plus basement buildings, with a glazed infill extension for the provision of 22 residential units (4x affordable & 18 market) (following demolition of existing residential care homes).	Granted 08/07/2013
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4. Application Proposal

- 4.1 As aforementioned the application seeks full planning permission for the material change of use of the basement, from residential storage to a mixed-use comprising storage and distribution and residential storage.
- 4.2 The proposed operation hours are 7am – 11pm daily. The premise is not open to members of the public and household deliveries are via bicycle or electric bikes.
- 4.3 The proposed occupier is Jiffy. Jiffy is an online supermarket with an ultrafast delivery service founded in 2020 and based in London, that aims to deliver fresh groceries and household essentials in around 15 minutes. The proposed basement unit will act as a smart fulfilment centres, known as cloud stores, which is dedicated to serving the needs and are tailored to the tastes of local communities.
- 4.4 The majority of the basement was originally proposed to house a plant room and CHP unit for the apartments above. Unfortunately following further investigation this was deemed unfeasible and resulted in application 2014/0205/P. The majority of the basement floor is not in use, this proposal seeks to bring the vacant floorspace back in use.
- 4.5 The proposal incorporates the retention of the existing capacity of residential cycle storage and residential refuse storage within the basement. The proposal incorporates the relocation of the facilities within the basement to allow for easier access for residents.

