



DESIGN and ACCESS STATEMENT

87-88 Plender Street, London NW1 0JN
ADA/AB/210804

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2021 AUGUST

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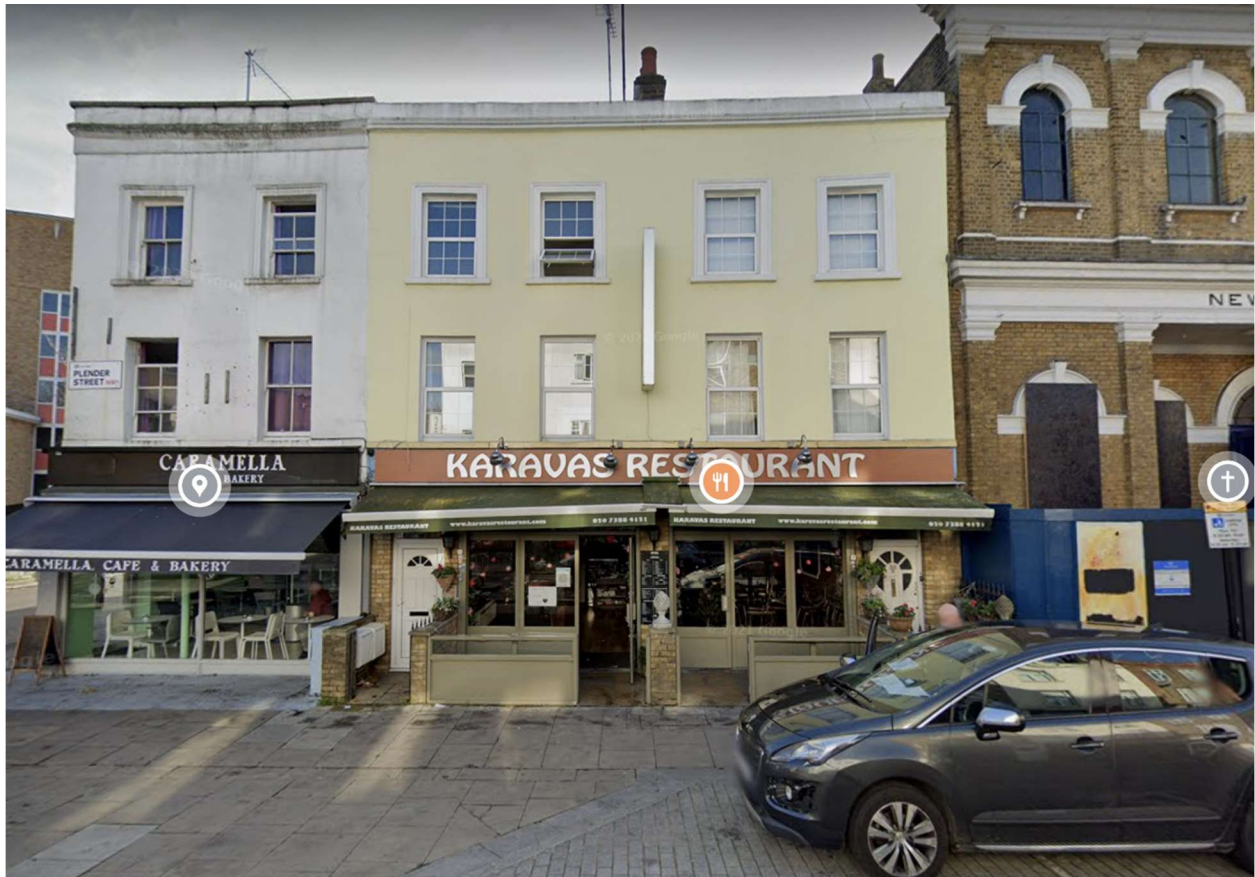
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Site and surrounding

The application site is a mid terrace commercial unit on the ground floor of 87-88 Plender Street.

The application site is within Camden Town Conservation Area.

The site is stated as 19th century flat fronted former house with shopfronts at ground floor level. The terrace is relatively intact as stated within the Conservation Area appraisal, with Nos 79-94.



Existing restaurant (Class E)

History

None relevant.

Proposal

Single storey front extension.

Conservation Area designation history

Conservation Area designation history Camden Town Conservation Area was designated by the London Borough of Camden on 11th November 1986. The boundary was extended in 1997 to include the triangle behind Camden Town underground station formed by Camden High Street, Kentish Town Road and Buck Street and an area east of Camden High Street including Pratt Street (southside), Pratt Mews, Kings Terrace, Bayham Place and Bayham Street.

The application site is considered to be one of the positive buildings in this Conservation Area.

Planning consideration

Impact of proposal on neighbouring amenities

Given that one neighbour is a commercial café and other is a chapel, the proposal is not considered to have an unacceptable detrimental impact on the amenity of neighbouring properties as both are non-residential.

The unit is along the busy road and there is constant traffic and pedestrian activity as well as several late night uses.

In the light of the above, the proposed is not considered to be harmful to the neighbouring amenities.

Design

The proposal is carefully designed to ensure the extension would still carry the existing shopfront features and not harmful to the surrounding area and to this conservation area.

The front is already used as a seating area in connection with the existing restaurant and it is a private land.

The proposed front extension would have similar appearance of the existing shopfront with wooden frame and glazing.



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION A-A

Even the existing colour scheme would be follow into the new extension.

The sides would have similarly glazing and wooden frame, suitable to the building and to the street.

Traffic and servicing

The proposed extension would not result to have an adverse impact on the local highway network as the extension would be build on a private land and not encroaching to the public highway.

There would be no harm to the public access or harm, no impact on visibility.

Conclusion

The current proposal ensures that the active street frontage is retained and the vitality and viability of the area is protected.

It is clearly demonstrated that the proposed front extension would follow the original shopfront design and would not be contrary to the policies.

Proposal would enhance the street with active street frontage, it is needed for business's survival in this hardship times and would not be harmful to this conservation area and for those reasons the Local Planning Authority is asked to be considered in favour of this application.