

Halstow Garages  
Application for Change of Use  
Design and Planning Statement

**Site and Surroundings**

Halstow Garages (the application site) comprises twelve vacant individual garages located on the ground floor of a three-storey purpose-built block beneath the residential properties at 1-7 Halstow, Queens Crescent, London, NW5 4EH, which forms part of Camden Council's St Silas Street estate.

1-7 Halstow (the block containing the garages) was built circa 1970 and is constructed of reinforced concrete with red brick outer walls and a flat roof. The building has open deck walkways for pedestrian access from both sides. Vehicle access is from Queens Crescent. There is a vehicle barrier gate that leads to a small access road with several parking bays outside the block for residents' use.

The ground floor of the building is approximately 700 sqm and is divided by masonry partitions into 24 single domestic garages back-to-back. The twelve subject garages are accessed internally from the back painted metal entry double gates to the right-hand side of the front of the building. The other twelve occupied garages are accessed externally to the left-hand side of the entry gates. There are electrical intake rooms at each end of the building. Halstow Garages is approximately 513 sqm.

**Background and Proposal**

The council's Market Trading team (part of Environmental Services) has identified a pressing operational need to provide alternative barrow stores locally for market traders to replace the storage facilities lost during the redevelopment of the West Kentish Town estate (located just over one mile away from Halstow Garages). There is also a shortage of suitable council-owned space elsewhere in the borough where such a facility could be located.

This proposal seeks planning permission to change the vacant and obsolete ancillary residential garages (C3 use) to a barrow store (B8 use) for market traders operating in the borough. Council departments may also use the space.

**The Works and Design proposal**

All twelve internal single garages will be converted into barrow stores. Plasterboard stud partitions will divide the single garages into two, and the stores will be accessed from new internal timber fire-rated doors. Externally, the rear aspect of the building, overlooking the games area, will incorporate a new steel leaf-and-a-half emergency escape door and associated emergency light fittings. The new door would be 1.5m wide by 2.2m high and 3m high, incorporating louvres and a powder-coated finish, which would not appear out of character as they are similar to the existing steel doors to the electrical intake doors.

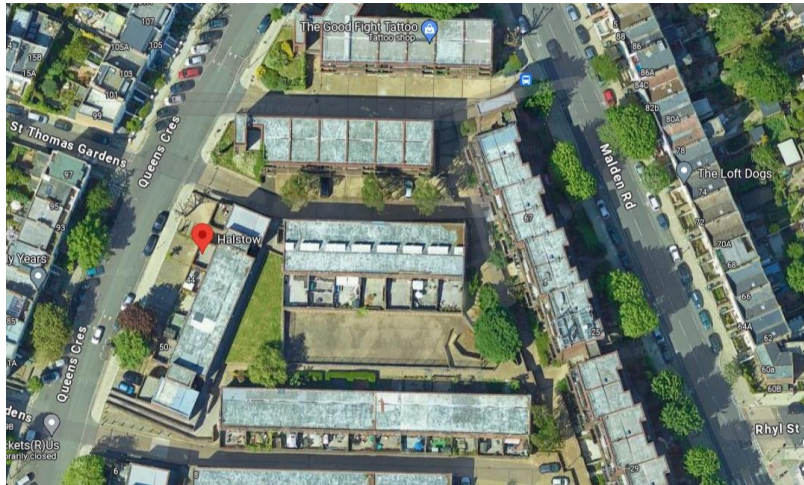
**Planning Statement**

As stated above, there is a shortage of suitable council-owned spaces elsewhere in the borough where such a facility could be located. In this context, the proposal supports local businesses and start-ups, repurposing underused spaces for better use and generating income.

In addition, the proposal is considered not to harm the character or appearance of the building or the character of the surrounding area.

## Existing Photographs

Aerial View (google image)



Front Elevation



Rear Elevation

