

## 1. Introduction

- **Project Overview:** This proposal has been created on behalf of Kilburn District houses Limited proposing a Change of Use from Class E to Class C3.
- **Site Location:** 159 Broadhurst Gardens sits within a Conservation Area of West Hampstead with bus and train transportation links circa 150m of the site.

## 2. Existing Site Conditions

- **Current Use:** Describe the current use of the site, including the retail unit back office and storage areas. The current use of the site is current vacant with the upper floors consisting of residential flats.
- The last known use of the ground floor was a Carpet Cleaners before 2017.
- **Site Constraints:** Conservation area.

## 3. Proposed Development

- **Description of Proposed Works:** Our vision is to renovate the rear of the current vacant Commercial space to provide one dwelling with two bedrooms. The front portion of the building will be retained for continued commercial use, ensuring the preservation of a valuable business premises within West Hampstead.
- **Access and Circulation:** Access will be gained through the existing entrance way, keeping the front facade unaffected.
- **External Appearance:** There will be no changes to the external appearance of the building, including windows, doors, or rear elevations.

## 4. Sustainability and Environmental Impact

- **Energy Efficiency:** The flats will be adequately insulated to minimise heat loss through walls, floors, and ceilings. This may involve adding insulation to existing cavities or installing new insulation materials.
- **Waste Management:** During construction, waste will be segregated into recyclable and non-recyclable materials. After construction, the flat will be equipped with appropriate waste management facilities, including recycling bins. Residents will be encouraged to recycle and dispose of waste responsibly.

## 5. Alignment with Camden's Planning Policies:

The proposed development directly aligns with Camden's planning policies, which aim to:

- **Protect and promote employment premises:** Retaining the commercial space at the front of the building, we are preserving a premises suitable for continued business use, supporting local employment.
- **Encourage higher intensity redevelopment:** The conversion of the vacant office space into residential units represents a higher intensity use of the site, maximising its potential.
- **Provide affordable housing:** The creation of another housing unit contributes to Camden's goal of increasing affordable housing supply.
- **Support the local economy:** The development will contribute to the local economy by providing affordable housing and maintaining a viable commercial space.

### Benefits of the Proposed Development:

- **Increased housing supply:** The development will add a new dwelling to the local housing market, addressing the shortage of affordable housing in Camden.
- **Improved land use:** The office space will be utilised more efficiently, as the site has been vacant for a number of years.
- **Enhanced sustainability:** The conversion of the existing building into residential units aligns with sustainable development principles by reducing the need for new construction.
- **Support for local businesses:** The retention of the commercial space will help to maintain a vibrant and diverse business community in the area.

### Conclusion:

The proposed development of a new dwelling within the vacant office building space at the rear of the existing retail unit is a viable and beneficial project that aligns with Camden's planning policies.

By preserving the commercial space at the front of the building and providing affordable housing, this development will contribute to the local economy and improve the quality of life for Camden residents.

