

# TECHNICAL NOTE

<b>Project</b>	<b>11 Murray Street, Camden</b>		
<b>Document</b>	<b>Transport Technical Note</b>		
<b>Reference No</b>	<b>25010/N01</b>	<b>Date</b>	<b>14<sup>th</sup> February 2025</b>
<b>Prepared By</b>	<b>Amelia Goswell</b>	<b>Reviewed By</b>	<b>CC</b>

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## Introduction

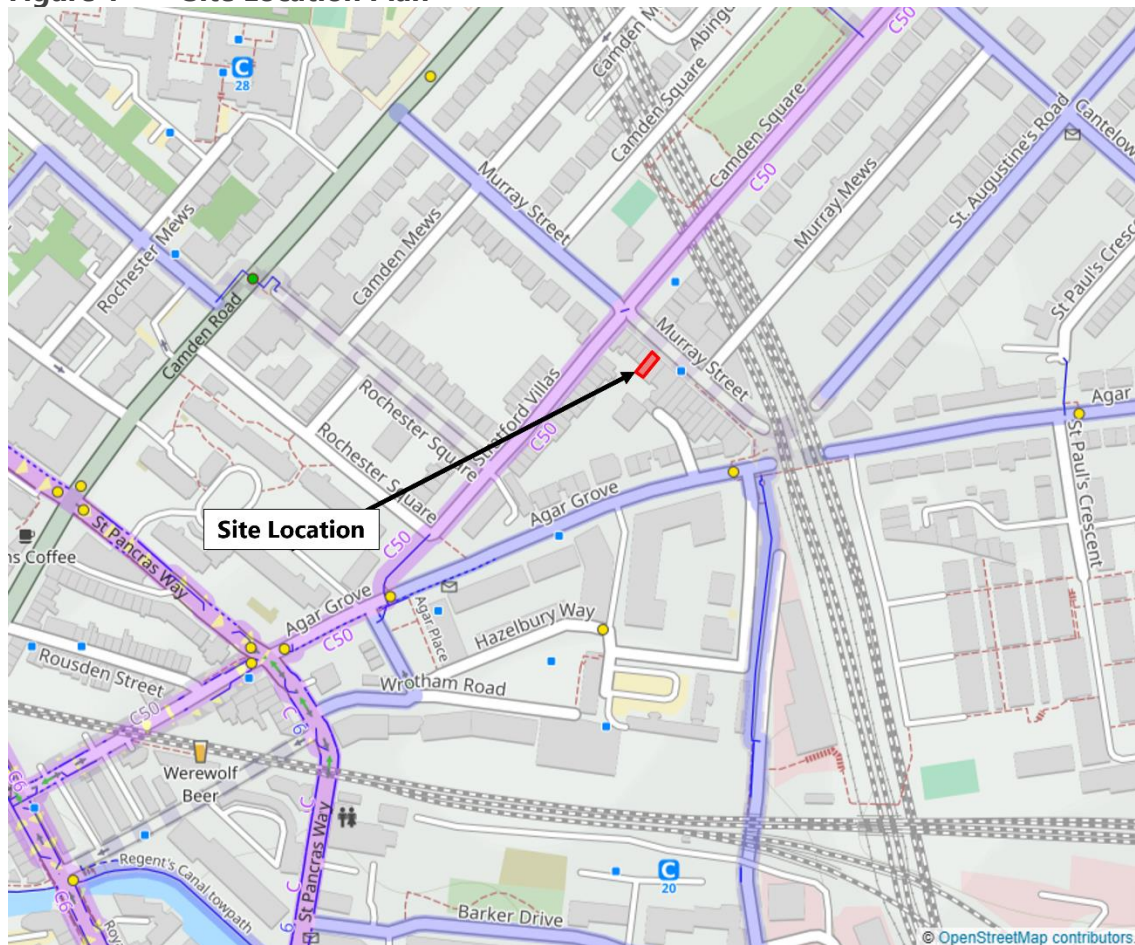
1. Holly Lodge Pension Scheme has commissioned Pulsar to prepare a Transport Technical Note to support an application for a prior approval change of use at 11 Murray St, Camden, NW1 9RE.
2. The site is located on the south side of Murray Street, within the administrative boundary of the London Borough of Camden (LBC), who act as the Local Planning Authority and Local Highway Authority.

## Baseline Conditions

3. The surrounding area has a mix of residential and commercial uses, with Murray Street itself hosting multiple properties with retail uses at ground floor level, and residential dwellings above.
4. The existing site comprises of a terraced building, with office use at the basement and ground floor levels, and residential use on the upper floors. The application site comprises 98.4sqm.
5. The site is located on the south side of Murray Street. The site's location is shown overleaf in **Figure 1**.



Figure 1 Site Location Plan



6. Murray Street in the vicinity of the site is a two-way, single carriageway road. Speed humps are in place on Murray Street, with speeds restricted to 20mph.
7. Murray Street meets Agar Grove at a junction approximately 100m south of the site. Works are currently being carried out on the Agar Grove bridge, with Murray Street and St Augustine's Road closed to traffic at the junction of Agar Grove until May 2025 (according to the Network Rail website as of January 2025).
8. The Murray Street/Camden Square area has been subject to a number of changes by LBC to improve walk/cycle links in the area, as part of a Healthy Streets scheme. The junction of Murray Street/Camden Square/Stratford Villas, approximately 30m north of the site, has a diagonal motor vehicle restriction in place. No through traffic is permitted between Murray Street and Camden Square (southwestern arm), and between Stratford Villas and Camden Square (southeastern arm).
9. Cycle markings indicate that cyclists may pass over the junction and exemptions apply for emergency access and refuse vehicles via the use of automated traffic enforcement cameras. An additional exemption is in place for HGVs travelling in a southbound direction only, to enable access to local properties. This arrangement is shown below in **Photo 1**.



**Photo 1** Junction of Murray Street/Camden Square/Stratford Villas



10. The site is located within a Controlled Parking Zone (CPZ) referenced as CA – N Camden Square. There are several marked on-street parking bays along Murray Street which form part of this CPZ, which are for use by permit holders only within the operational hours of 08:30am-6:30pm, Monday to Friday.
11. There are multiple cycle routes in the local area, which have recently been included in upgrades to improve the environment for walkers and cyclists. Cycleway 50 passes approximately 30m north of the site and connects to Camden Road station. Other local routes include the C6 which enables travel into Central London.
12. According to TfL, the site has a public transport accessibility level (PTAL) of 3, on a scale of 1 (poor) to 6 (excellent). This is supported by local public transport services such as Camden Road Overground Station, approximately 600m walk-distance southwest of the site. The station is located within Zone 2 and is served by the Mildmay Line, which operates between Richmond/Clapham Junction and Stratford. Approximately 8-9 services per hour operate in each direction from Camden Road.
13. The nearest bus stops are located approximately 120m (2-minute walk) southeast of the site on Agar Grove. These stops serve bus route 274, which operates between Angel and Lancaster Gate. Further bus stops on the A503 Camden Road, circa 300m walk-distance northwest of the site, serve additional bus routes 29, 253, N29, N253 and N279.





## Development Proposals

14. The description of development is as follows:

*Application for Prior Approval for the change of use of the basement and ground floor from offices (Use Class E) to one 2-bedroom self-contained residential maisonette (Use Class C3)*

15. The Architect's site layout is shown within **Appendix A**.
16. Pedestrian access would be retained via the existing entrance, on the site's Murray Street frontage.
17. Servicing and refuse collection would continue as per the existing site and in line with arrangements for other dwellings along Murray Street, with bins presented kerbside ahead of regular Council collection.

## Car & Cycle Parking

18. The site is proposed to be car-free. This is in line with London Plan parking standards for an Inner London site within an area of PTAL 3, which would permit a maximum of 0.25 spaces per dwelling.
19. Camden's Local Plan (2017) notes that limiting parking opportunities can "reduce car ownership and use and therefore lead to reductions in air pollution and congestion and improve the attractiveness of an area for local walking and cycling". Policy T2 states that the Council will require all new developments to be car-free.
20. To ensure no overspill parking occurs and to further promote sustainable travel at the site, it is proposed that future residents are restricted from attaining resident parking permits for the local CPZ (CA-N Camden Square).
21. Space for two cycle parking spaces would be provided within the rear garden of the dwelling. There is additionally a cycle parking hangar located approximately 10m south of the site, on Murray Street, which is available for local residents' use.

## Vehicle Trip Generation

22. Given the scale of the development, a full trip generation calculation has not been considered necessary. It is anticipated that the conversion of office space to a residential dwelling would result in a net reduction in person trips to and from the site.
23. Given the car-free nature of the site and the site's proximity to bus and rail services, it is expected that the vast majority of trips to and from the site would be undertaken by non-car modes.



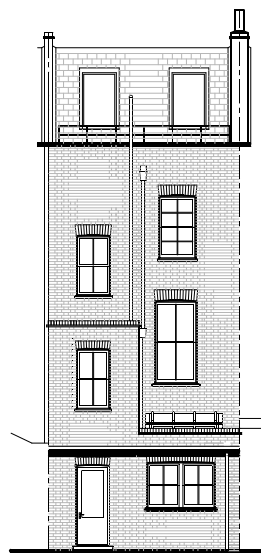
## **Summary**

24. Holly Lodge Pension Scheme has commissioned Pulsar to prepare a Transport Technical Note to support an application for a prior approval change of use at 11 Murray St, Camden, NW1 9RE.
25. The proposals comprise the conversion of the ground and first floors of 11 Murray Street from office space (98.4sqm) to provide one 2-bed maisonette.
26. The site would be car-free, in line with London Plan standards and cycle parking will be provided in the rear garden of the dwelling.
27. Opportunities for travel by non-car modes are good, with improved walking/cycling links in the area as a result of a new Healthy Streets scheme, multiple bus routes and an Overground station available within a short walk of the site.
28. Given the above, access to the site is safe and suitable for all users and the change in use would not result in an impact that could be classified as severe on the transport network. As such, the proposals are considered acceptable, and should not be refused on highway grounds.

## **APPENDIX A – ARCHITECT’S LAYOUT**

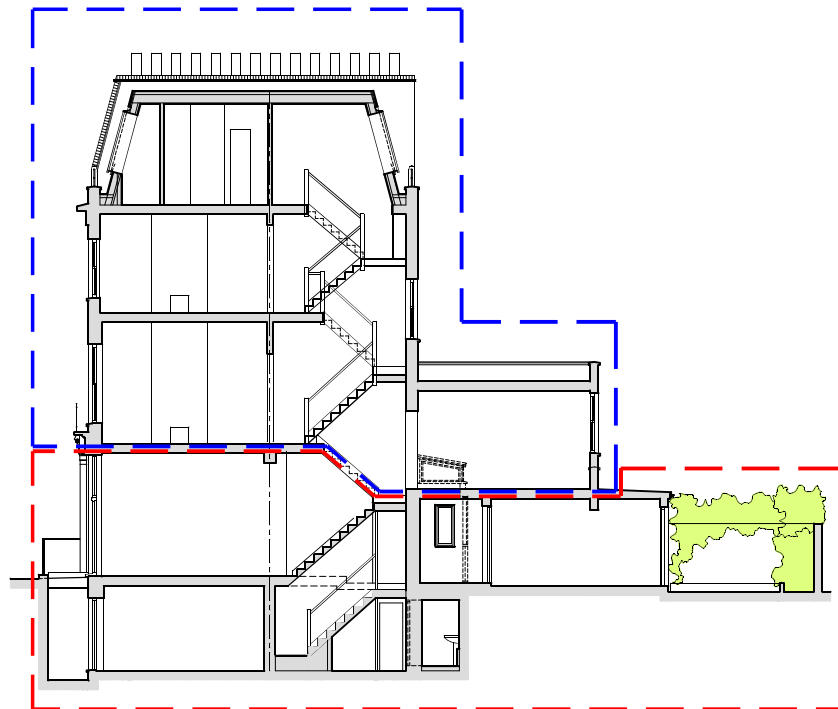


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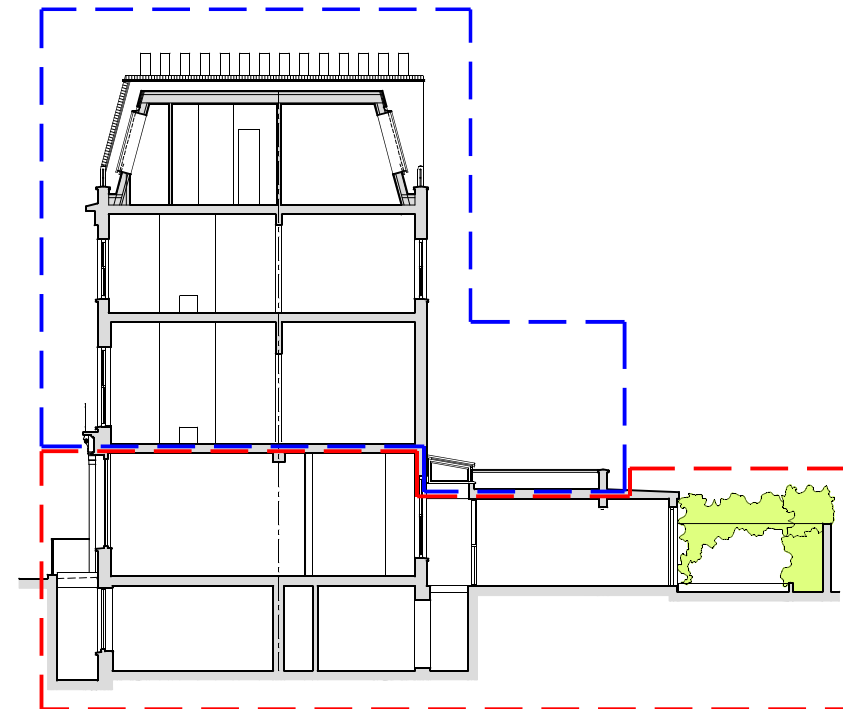
BACK ELEV  
scale 1:200

NOT PART OF APPLICATION SITE



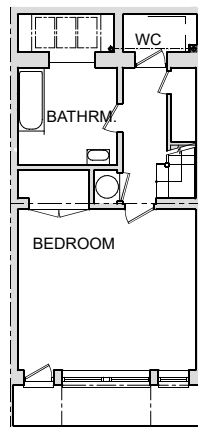
SECTION R1  
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NOT PART OF APPLICATION SITE

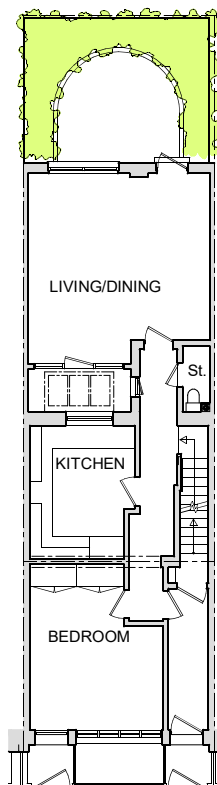


SECTION R2  
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NOTE:  
Site area 103.00m2

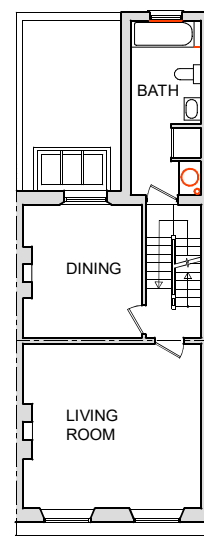
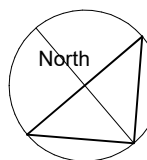


BASEMENT  
scale 1:200



GROUND FL.  
scale 1:200

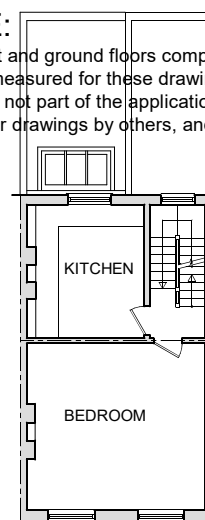
0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m 12m 14m 16m 18m 20m  
100mm  
Drawing scale 1:200 at A3 size



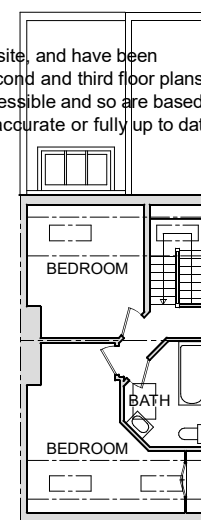
FIRST FL.  
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NOTE:

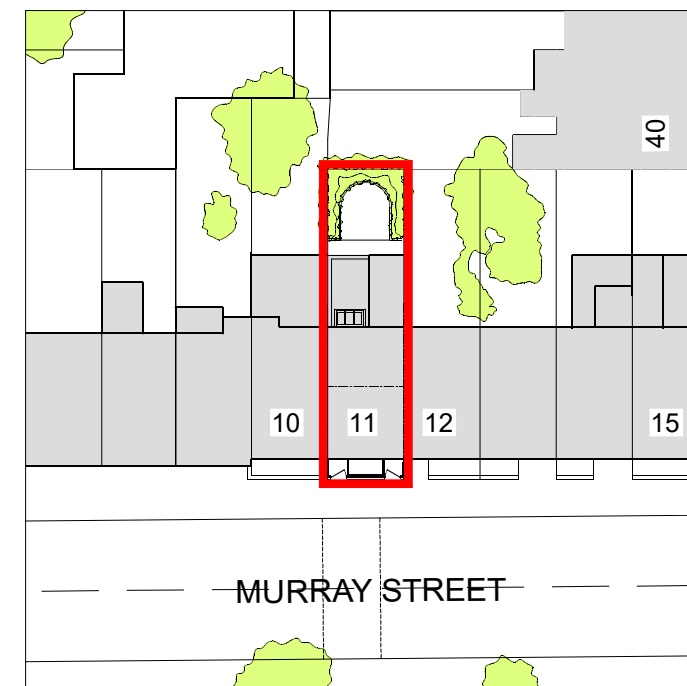
Basement and ground floors comprise the application site, and have been recently measured for these drawings, but the first, second and third floor plans, which are not part of the application site, were not accessible and so are based upon older drawings by others, and so may not be as accurate or fully up to date.



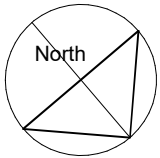
SECOND FL.  
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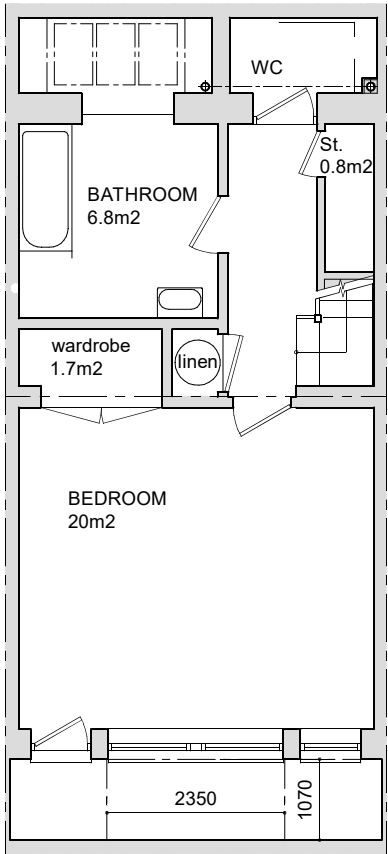
THIRD FL.  
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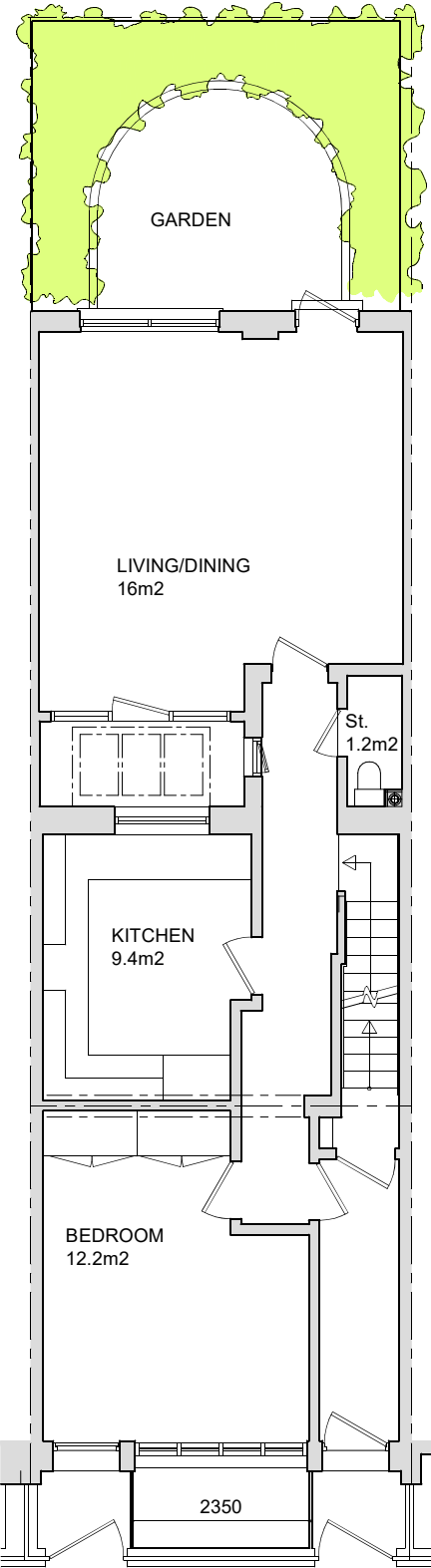
BLOCK PLAN  
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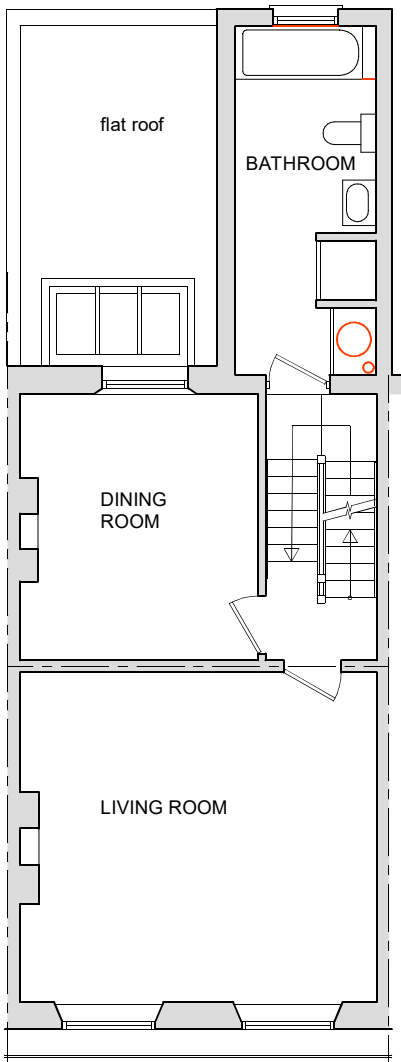
**NOTE:**  
Site area 103.00m<sup>2</sup>



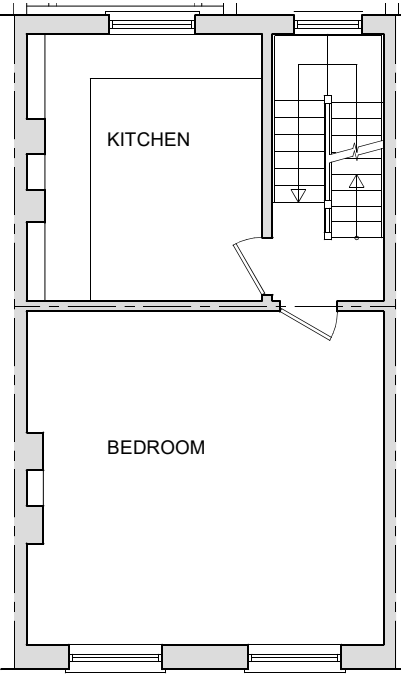
**BASEMENT** GIA = 44.2 m<sup>2</sup>  
scale 1:100



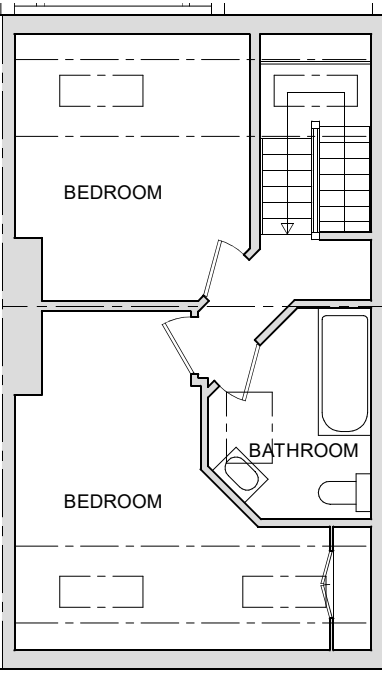
**GROUND FL.** GIA = 63.1 m<sup>2</sup>  
scale 1:100



**FIRST FL.** GIA = 47.0 m<sup>2</sup>  
scale 1:100



**SECOND FL.** GIA = 38.2 m<sup>2</sup>  
scale 1:100



**THIRD FL.** GIA = 38.2 m<sup>2</sup>  
scale 1:100

**NOTE:**  
Basement and ground floors comprise the application site, and have been recently measured for these drawings, but the first, second and third floor plans, which are not part of the application site, were not accessible and so are based upon older drawings by others, and so may not be as accurate or fully up to date.

APPLICATION SITE

NOT PART OF THE APPLICATION SITE



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Architecture  
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Product Design  
Graphic Design

CLIENT Richard Preece Esq.	PROJECT DESCRIPTION Ground floor and basement conversion to 2 bedroom dwelling, change of use
ORGANISATION via Bell Cornwell	PROJECT LOCATION 11 Murray Street, London NW1 9RE

PROJECT TITLE 11 Murray Street: Change of Use GF & BST, conversion to 2 bedroom dwelling	DRAWING Floor plans as proposed	SCALE 1:100
DRAWING TYPE PLANNING	NOTES CHECK SCALE BAR IF SCALING FROM THIS DRAWING. USE FIGURED DIMENSIONS WHERE POSSIBLE	DATE 12-09-24

REVISION NOTE	DATE	SUFFIX
DRAWING NO. N2411/1A/02	REVISION	

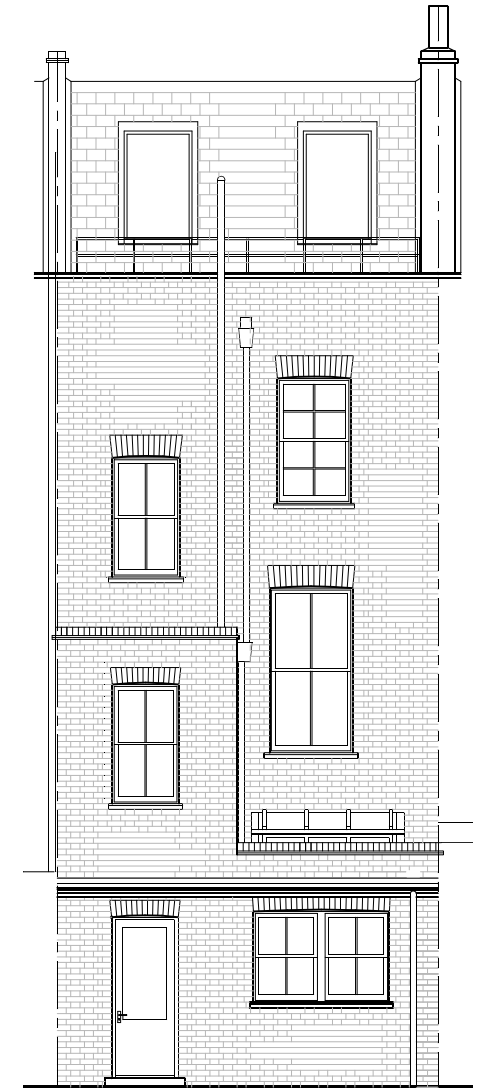
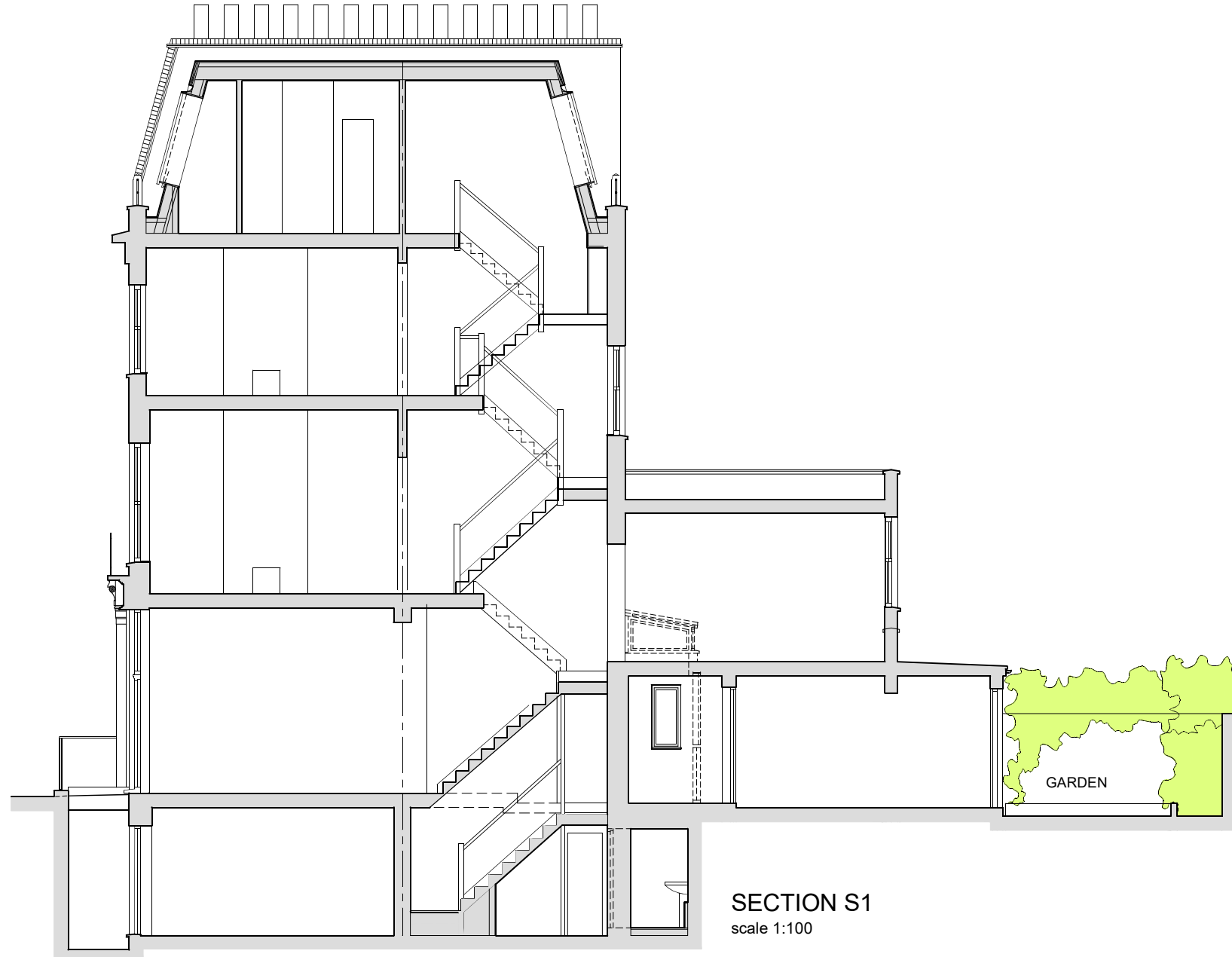
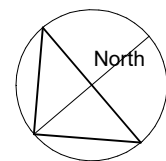




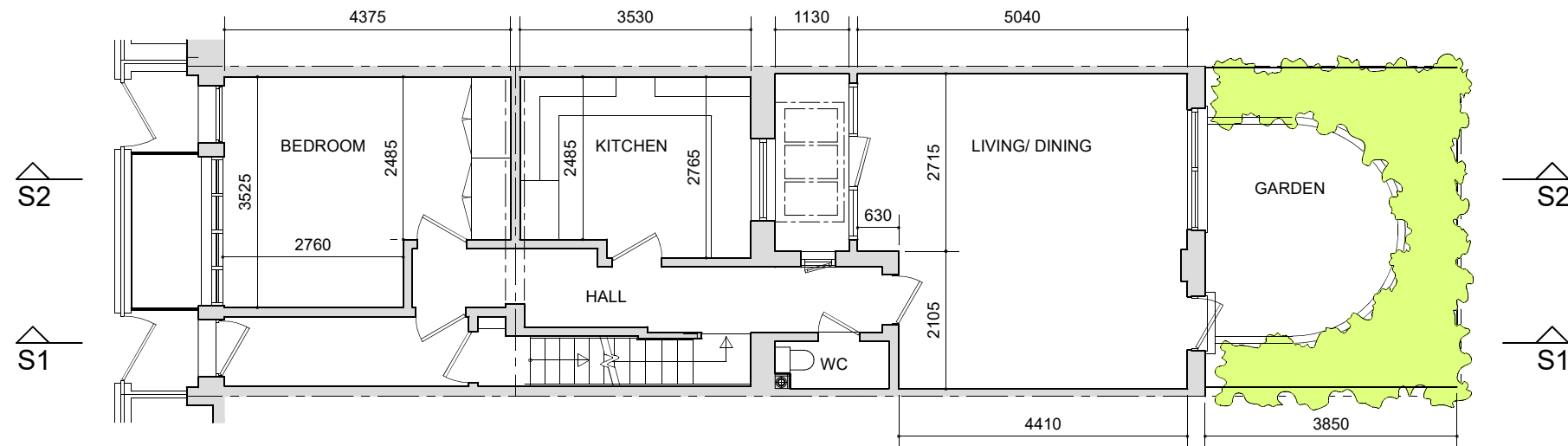
**FRONT ELEVATION**  
scale 1:100

Enlarged windows and glazed door to front light well.

All brickwork withing light well to be painted white to maximise reflectance and internal daylight levels



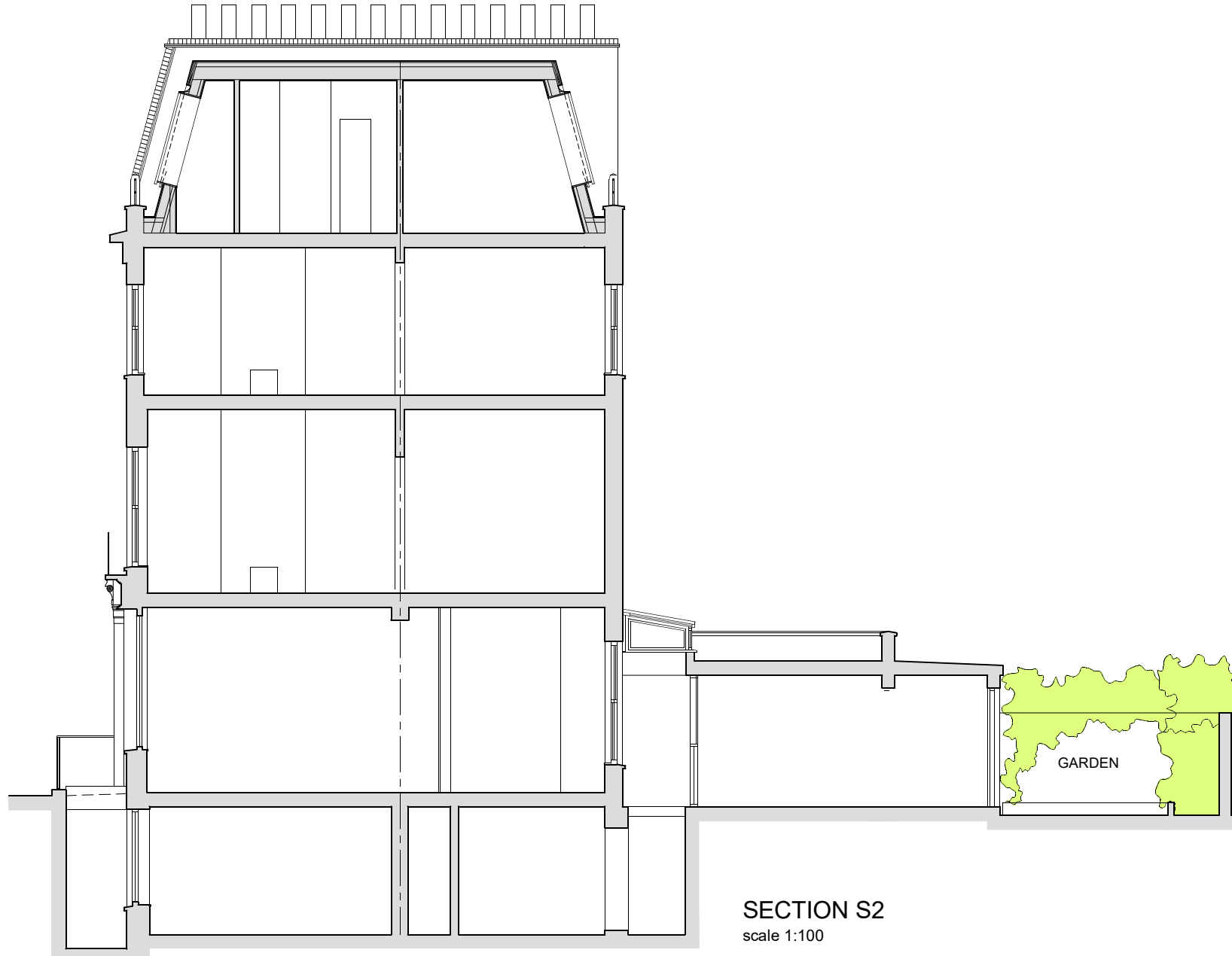
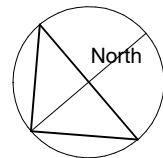
**BACK ELEVATION**  
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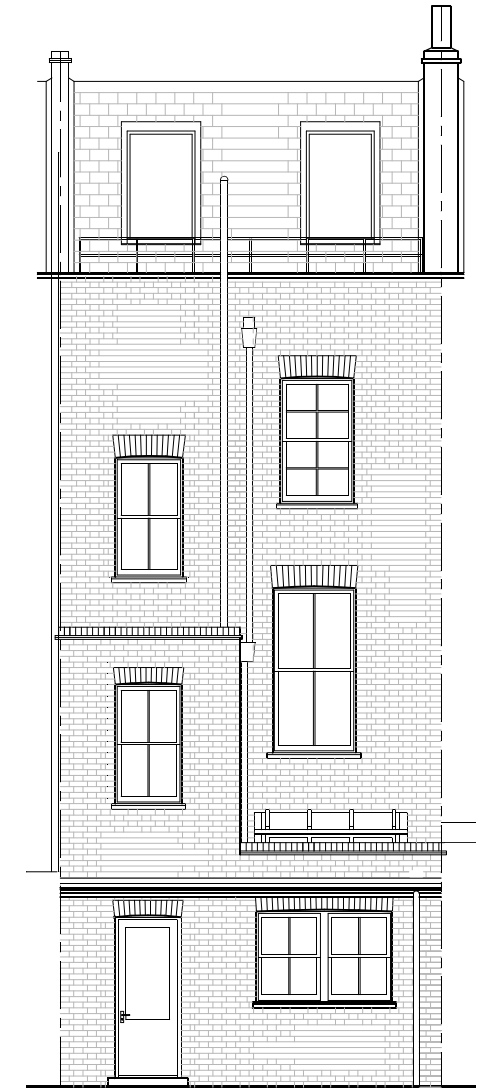
**GROUND FLOOR PLAN**  
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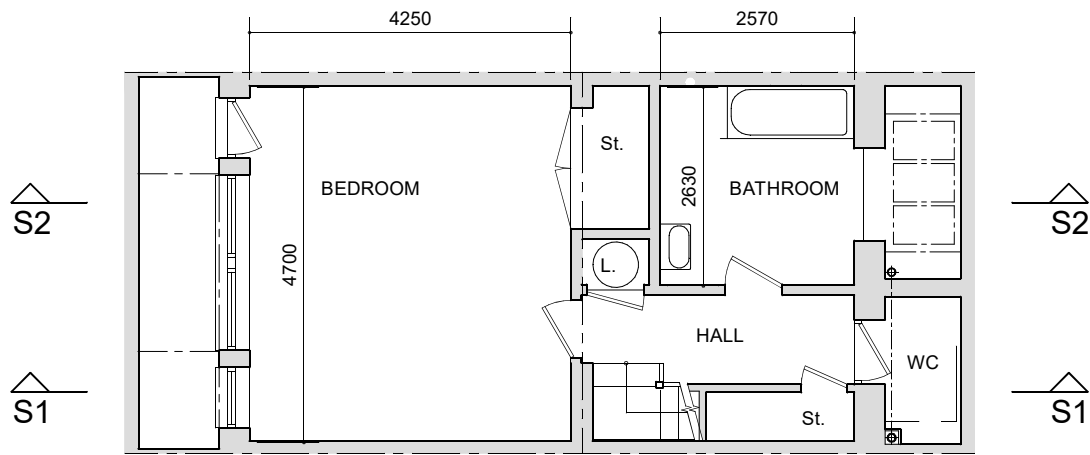
FRONT ELEVATION  
scale 1:100



SECTION S2  
scale 1:100



BACK ELEVATION  
scale 1:100



BASEMENT PLAN  
scale 1:100



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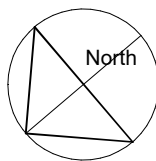
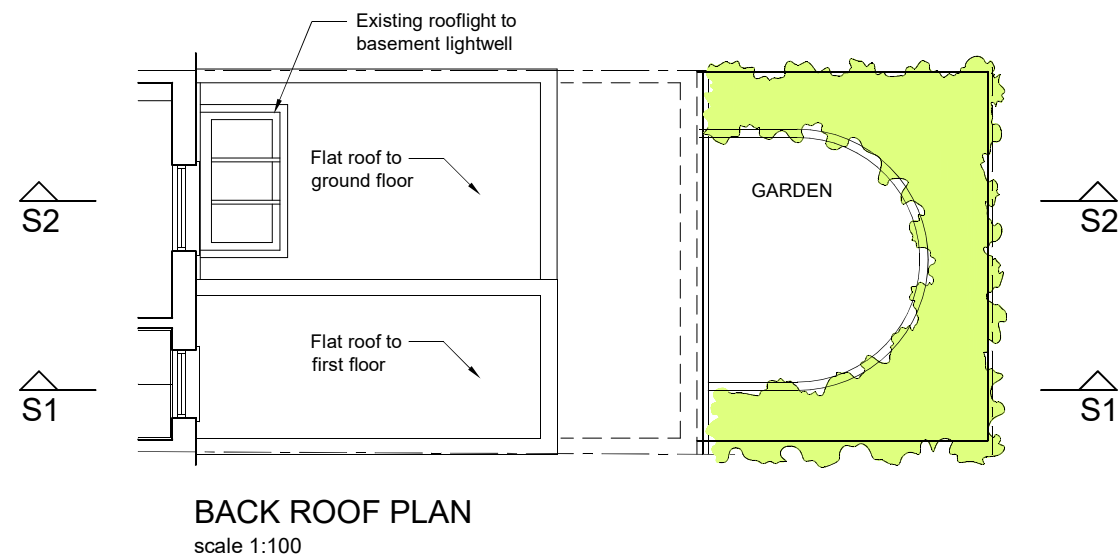
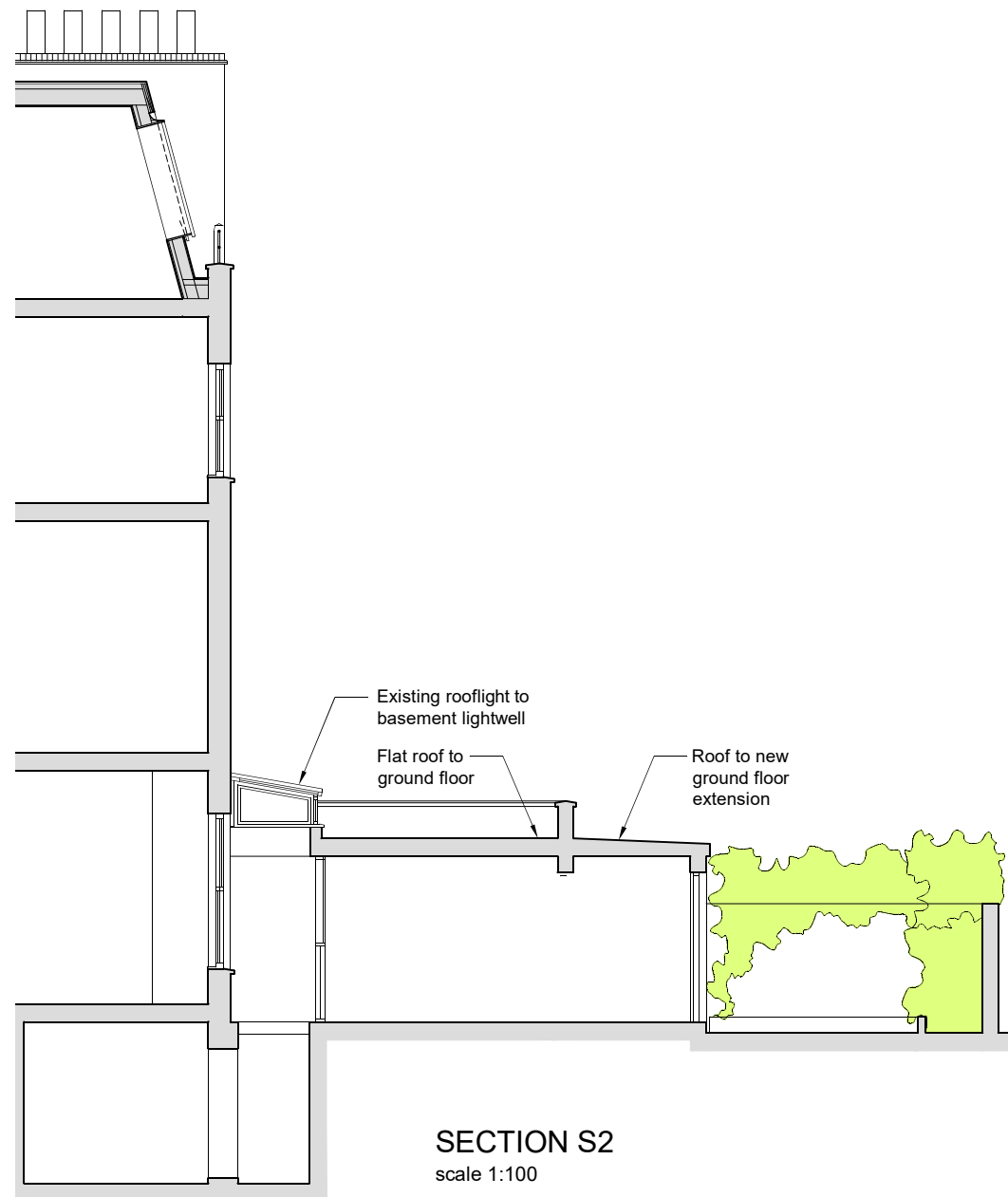
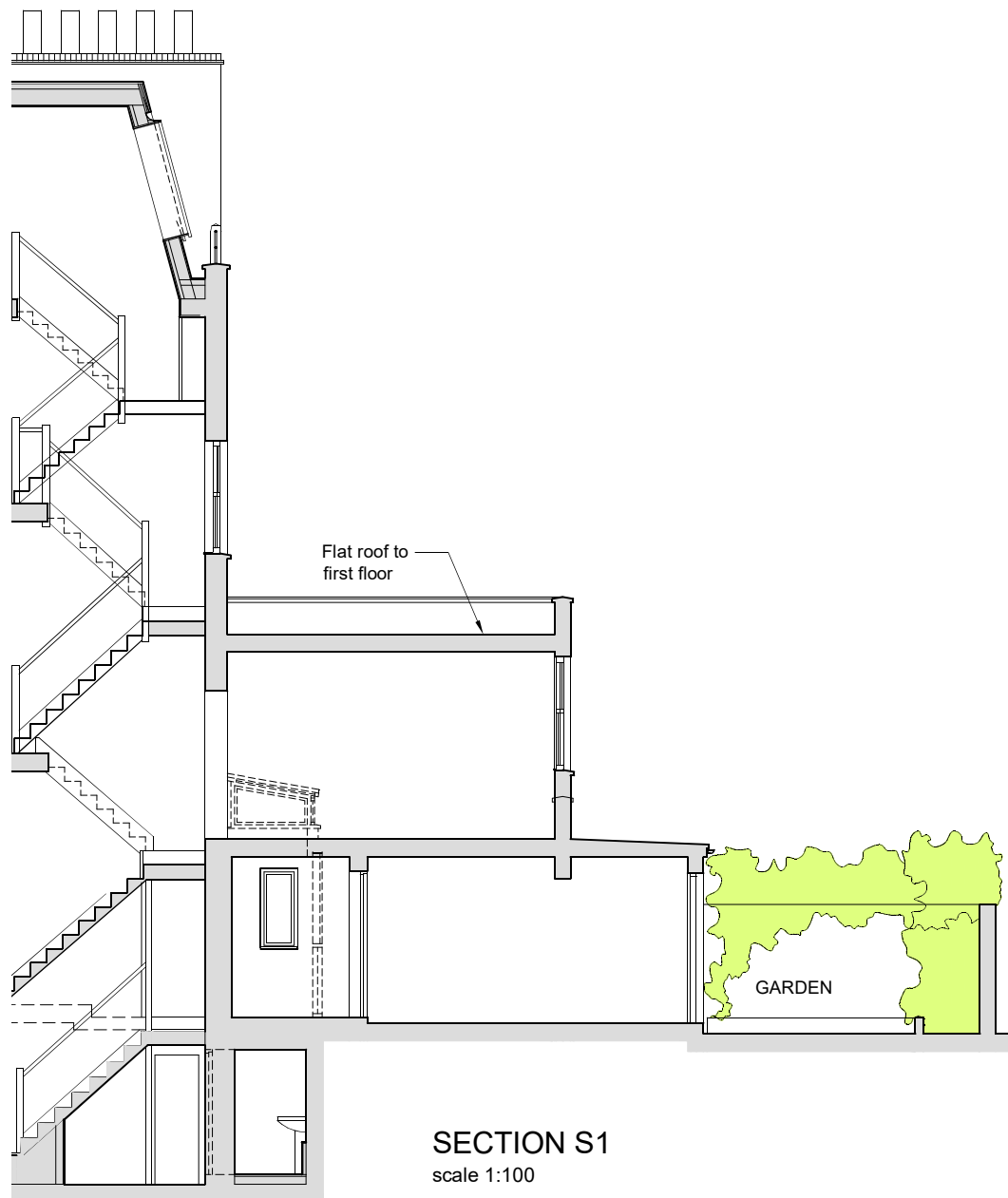
Architecture  
Interior Design  
Product Design  
Graphic Design

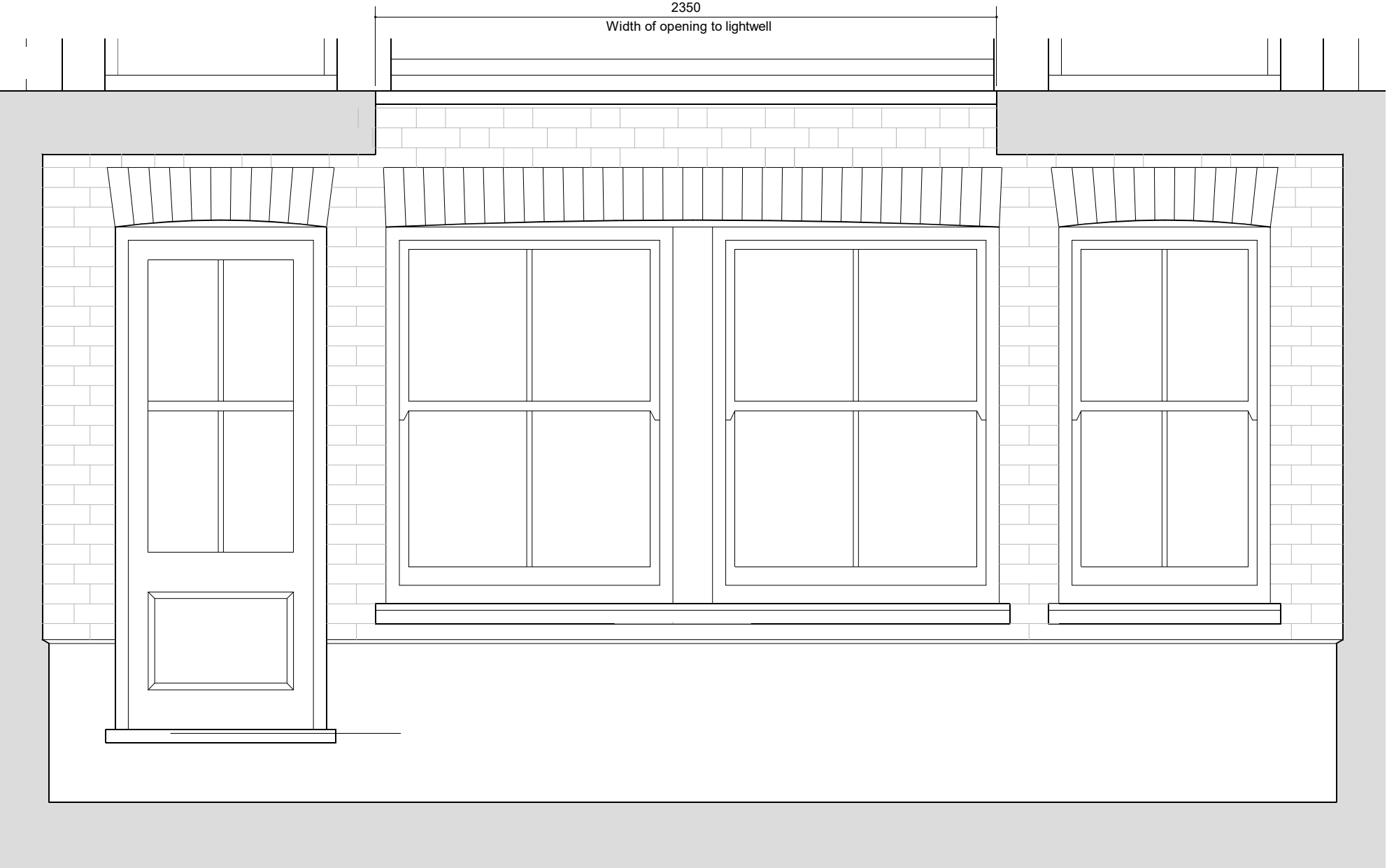
CLIENT Richard Preece Esq.	PROJECT DESCRIPTION Ground floor and basement conversion to 2 bedroom dwelling, change of use
ORGANISATION via Bell Cornwell	PROJECT LOCATION 11 Murray Sreet, London NW1 9RE

PROJECT TITLE 11 Murray Street: Change of Use GF & BST, conversion to 2 bedroom dwelling
DRAWING TYPE PLANNING

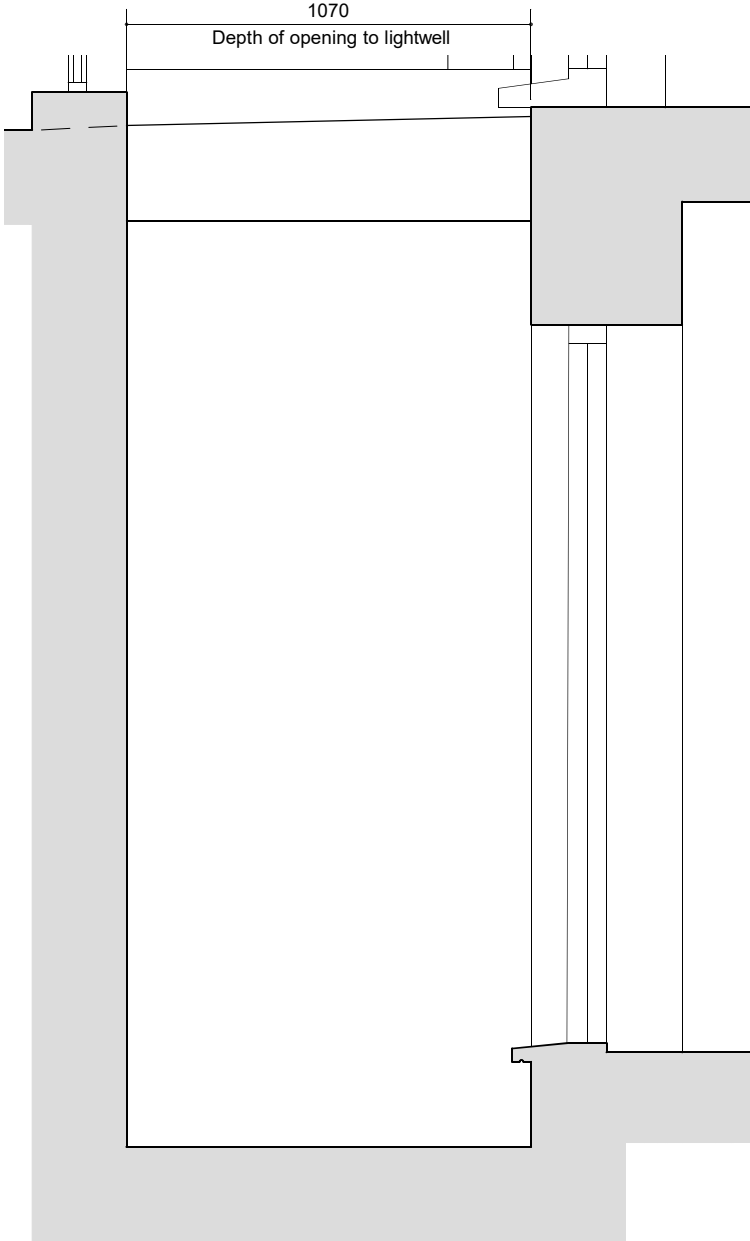
DRAWING Basement plan, Section 2 & Elevations, as proposed	SCALE 1:100
NOTES CHECK SCALE BAR IF SCALING FROM THIS DRAWING. USE FIGURED DIMENSIONS WHERE POSSIBLE	DATE 12-09-24

REVISION NOTE	DATE	SUFFIX
DRAWING NO. N2411/1A04		REVISION

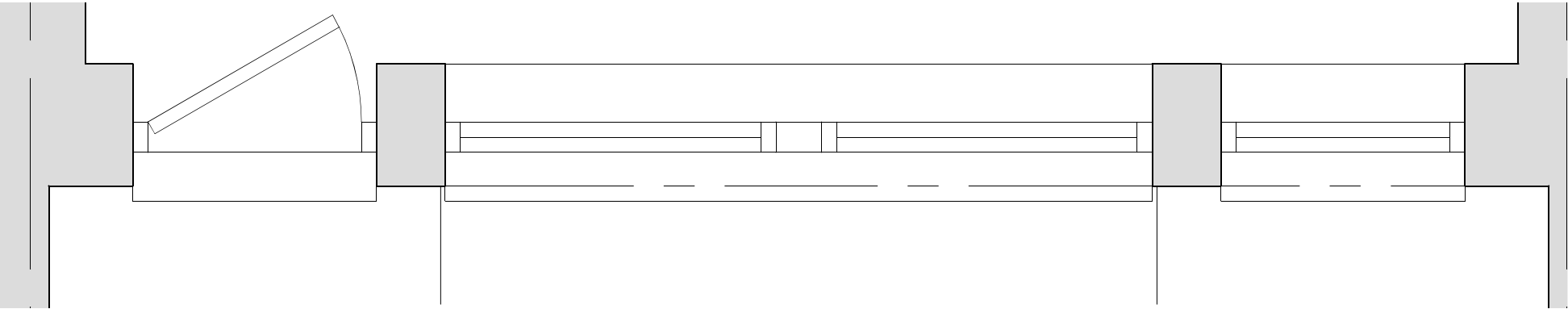




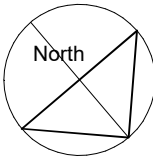
FRONT ELEVATION scale 1:20



SECTION scale 1:20



PLAN scale 1:20



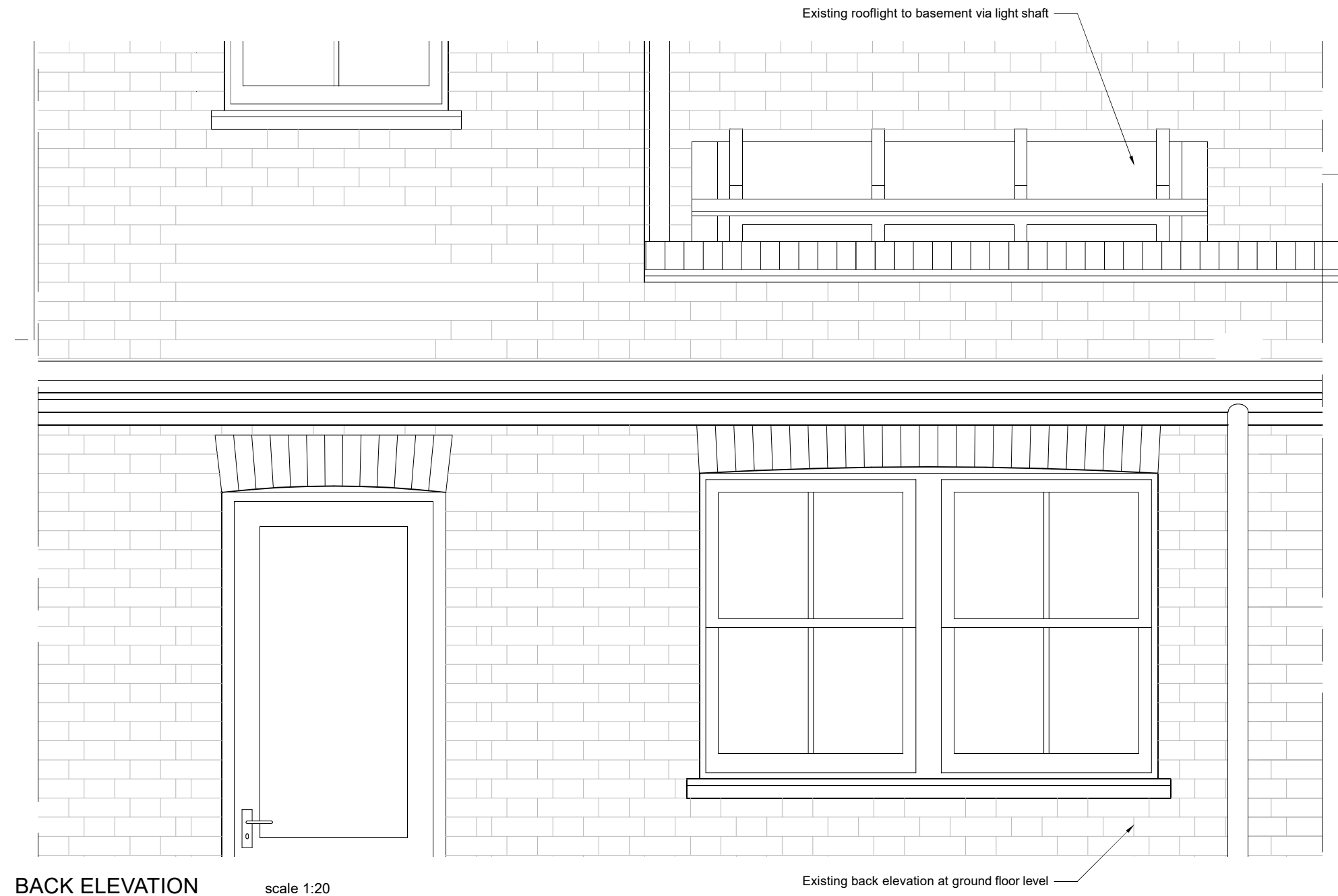
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PROJECT TITLE 11 Murray Street: Change of Use GF & BST, conversion to 2 bedroom dwelling	DRAWING Detail of front openings to basement as proposed	SCALE 1:20
DRAWING TYPE PLANNING	NOTES CHECK SCALE BAR IF SCALING FROM THIS DRAWING. USE FIGURED DIMENSIONS WHERE POSSIBLE	DATE 12-09-24

REVISION NOTE Drawing renumbered from 05 to 06	DATE 090125	SUFFIX A
DRAWING NO. N2411/1A/06	REVISION	

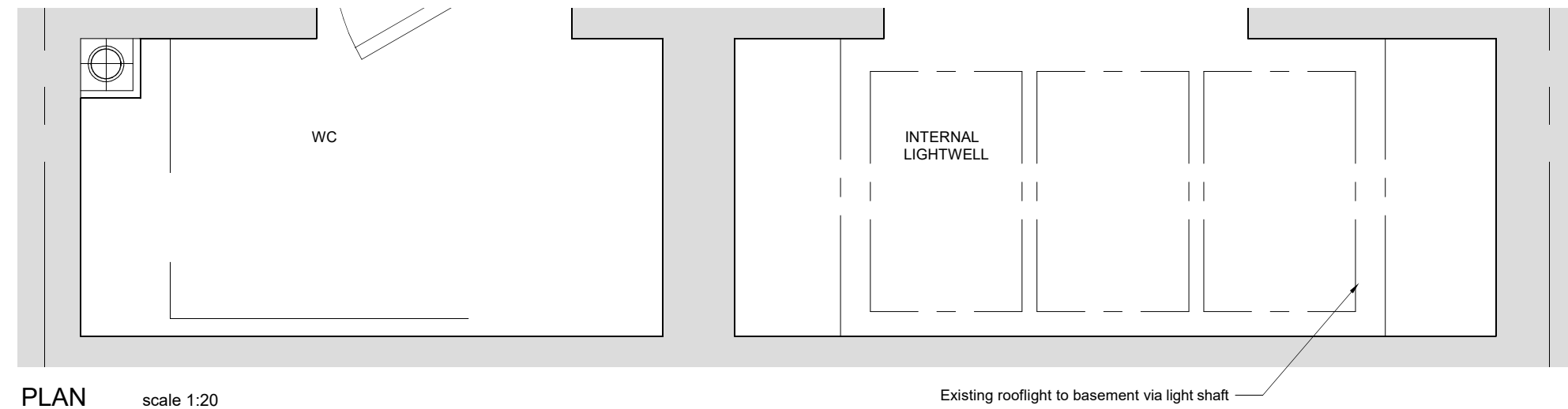


BACK ELEVATION

scale 1:20

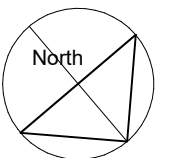
SECTION

scale 1:20



PLAN

scale 1:20







# PULSAR

[www.pulsartransport.co.uk](http://www.pulsartransport.co.uk)

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