

18/09/2013

**425(PS)000**  
**Planning statement in support of a planning application for**  
**168 Eversholt Street, London, NW1 1BL**

Site: Eversholt Street connects Euston Road in the South to Mornington Crescent in the North and is a mix of residential, retail and commercial properties. Our property sits in the middle of Eversholt Street and is in the middle of a terrace of mostly residential use. Our building is divided into a cafe (A3 use), offices and a kitchen at basement and ground level; the two bed flat on the first and second floors is not part of the application.

Application overview: We are applying for permission for a change of use and rear extension to convert the basement and ground floor into a two bedroom flat. We are not proposing any changes to the first and second floors.

Change of use: Eversholt Street and its environs are very well served by A3 use. A public house serving food is located at 162 Eversholt Street. A cafe is located next to that at 160 Eversholt Street. There are 16 cafes, pubs or restaurants on Eversholt Street. Camden High Street is located 300 metres away and has a large number of cafes, restaurants and fast food establishments. The new development on the concourse in front of Euston station also contains several cafes and restaurants.

Front Elevation treatment: We are proposing removal of the tired and unremarkable shopfront to be replaced by a residential rendered brick façade to match the neighbouring properties on either side and to return the building to what it almost certainly looked like in the past. This will include a new timber sash window and a new front door, both of which will match the neighbouring properties in size, position, style and materials.

Rear Elevation treatment: The existing rear elevation is brick and painted brick. Our proposal includes a new ground floor rear extension in brick and painted brick. A new timber sash window and a new back door will be used, both of which will match the neighbouring properties in size, position, style and materials.

Rear extension: We plan to excavate the basement into the back garden and increase the ground floor extension to the full width of the house but to take it no further back than existing. The extension will have minimal effect on neighbours views.

New areas: The proposed accommodation conforms to space standards set out in the London Plan: Interim London Housing Guide 2011 as follows:

Two storey: 2 bed, 4 pax	London Housing Guide	Our proposal
Total area, essential GIA	83 sq.m.	82.24 sq.m.
Combined area, living, kitchen and dining, 4 person	27 sq.m.	27.5 sq.m.
Width, living room, 4 person	3.2 m minimum	3.5 m.
Area, double bedrooms	12 sq.m. minimum	13.5 & 13.8 sq.m.
Width, double bedrooms	2.75m minimum	3.2 & 3.3 m
Private outside space	7 sq.m. minimum	25.2 sq.m.

Our proposal will offer much needed accommodation in this area. We feel that it will help to improve the look and feel of Eversholt Street in general.

## Use

The existing building is:

Ground floor – Cafe, now vacant

Basement: - Kitchen and offices, now vacant

The proposed use of the building is:

Ground floor & basement – a two bed flat over two floors

## Amount

1 A3 use to be removed

1 residential unit proposed

## Layout

The flat is laid out with living room, dining room, kitchen and WC on the ground floor; and with two bedrooms, one with ensuite and an additional family bathroom in the basement.

## Scale

The existing building sits in a terrace and is of the same scale as its neighbours. The rear extension is the same height and depth as the existing projection but we are proposing to make it the full width of the rear elevation. It will have little impact on neighbouring properties.

## Appearance

The proposed design will match neighbouring properties on both sides in appearance and materials.

## Access

Access is as per the existing building. The front door will be in the same location.

## Landscaping / Amenity Space

The existing rear courtyard garden will be removed and replaced by a new private outside space, located on the roof of the new basement extension. We are also proposing new private outside space in the courtyard lightwell of the basement. The lightwell at the front of the property will be retained and the void expanded to let in more light.