

2 Murray Street London NW1

Design and Access Statement

Accompanying planning application dated 11.07.2011



View of ground floor shopfront from Murray Street

Planning History

The Council decided to grant permission in June 2011 - subject to a Section 106 Agreement for the conversion of the existing property into 4 self-contained flats with a small retail unit on the ground floor frontage to Murray Street : planning ref 2011/1955.

Design Intent

The application is for a change of use to unify the small retail unit to the front of the ground floor with the flat for which planning permission was granted at the rear of the ground floor. This would create a single 2-bedroomed flat on the ground floor instead of a small 1 bed flat with the retail unit.

Layout

The retail unit to the front of the property ie fronting Murray Street would become the living room, whilst the bedrooms would be located at the rear. This would coincide with the layouts on the upper floors.

Scale

No change in the size of the building envelope is proposed.

Use

The designation of Murray Street as a neighbourhood shopping frontage is misplaced. The retail and commercial uses along Murray Street have struggled for at least 20 years. Number 2 has been empty and disused for at least 10 years, Number 1 Murray Street has been empty and disused for approximately 7 years. Number 3 Murray Street has been empty for approximately 11 years with the exception of a brief period when it was an African foodstore – which lasted for only 6 months.

There is no viable use for such a small commercial premises in this location - it simply results in an empty and blank façade – no overlooking of the street and would be detrimental to the character and vibrancy of the street.

Number 9 Murray Street was converted to residential use approximately 5 years ago with a supposed retail use at the ground floor. This has always been used as residential and despite being informed of this situation, the Council have never considered it appropriate to take enforcement action against this use.

Appearance

No change to the appearance of the consented scheme is proposed.

Landscaping

The proposals do not provide for any landscaping.

Access

There is an existing vehicular access to the rear of the site from Cobham Mews however the site has not been used for parking for a number of years and the current application envisages a 'car-free' scheme.

Pedestrian access to the shop and residential units will be as existing through the ground floor shop front elevation in Murray Street.

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