

**PROPOSED FLAT CONVERSION  
AT  
17 GOLDINGTON CRESCENT  
CAMDEN NW11 1UA**

**DESIGN AND ACCESS STATEMENT**

**1. BACKGROUND AND BRIEF HISTORY**

**1.1 Brief Description of the Property**

The property which is the subject of this application comprise the ground floor area with its basement (known as The Price Albert pub) of the high rise block at 17 Goldington Crescent NW11 1UA. The building is located on a site, surrounded by Goldington Crescent on the east, Chalton Street on the South and Crowndale Road on the North, in an area predominantly residential in nature. The ground floor of the property has been used as a public house (Use Class A4) using the basement as an ancillary storage.

**1.2 Planning History :**

The applicant is not aware of any recent planning history affecting the premises which has been vacant since July 2006.

**1.3 Proposal**

Since July 2006 the applicant has had the premises on open market for letting. The marketing has been carried out by professional agents with possible greatest flexibility and over a long period of time. The marketing protocol has been covered by a comprehensive Planning Report prepared by Paul Simon Seaton which is attached to and forms part of this Design and Access Statement.

The property still remains vacant with its doors and windows boarded as shown in the photograph on the cover page of the Planning Report.

The applicant is desirous of putting the property back into beneficial use. The property is within a residential area and part of a residential medium rise block of flats. The location, floor plan shape and area of the property lend itself to conversion of self contained flats. As advised in the Planning Report there is a need for residential accommodation in the area. In the circumstances the applicant's proposal is to put the property into an alternative use by making a planning application for change of use from Public house (Use Class A4) to residential (Use Class C3) in the form of self contained flats.

## **2. DESIGN STATEMENT**

### **2.1 PLANNING CONSIDERATIONS**

- 2.1.1 The proposal is to provide three self contained flats, two 1xbed and one 2xbed, each with separate and independent entrance, which is not contrary to the Council's housing policies.
- 2.1.2 The proposal is to provide an alternative use which will enable the vacant property to be put back into beneficial use, which closely accords with the policies and objectives contained in the London Plan.
- 2.1.3 The proposal will certainly contribute positively to the Council's policy and also the London Plan in meeting the targets set for housing stock.
- 2.1.4 The proposal will not result in any external alteration to the building other than replacement windows which in fact will be an improvement over and above the existing.
- 2.1.5 Standard of design and accommodation shall be in compliance with the relevant SPG.
- 2.1.6 The proposal due to its size and nature will not create additional demand on local and public services.
- 2.1.7 Besides the lack of interest in the letting market the loss of a public house which was closed some three and a half years ago is highly unlikely to have any detrimental effect to the immediate surroundings and the neighbourhood.

### **2.2 ASSESSMENT OF THE PROPOSAL**

**2.2.1 Number and Size of the Residential Unit** - The proposal is to provide by way of conversion one 2xbed flat and two 1xbed flats. The total of 3 small flats is below any reasonable threshold for additional planning requirements in connection with sustainable homes, life time homes and use of renewable energy.

**2.2.2 Amenity Space** – While there is some external private space around the property for amenity use the flats are very close to the Green of Goldington Crescent.

**2.2.3 SPG Standards** - The Council requires flat conversions to comply with the Council's standards set out in the SPG's which apply to self containment, room and flat sizes, refuse storage and collection, means of escape in case of fire and parking provisions.

**2.2.4 Parking : cars and cycles** – There is no vehicular access or on-site car parking attached to this property. The area is within a control zone and the Council is highly unlikely to require or encourage provision of car parking.

Section 106 - If required by the Council however, the applicant will be agreeable to entering into a Section 106 agreement limiting application for parking permit(s).

The property, on the other hand, has ample external space for provision of secure cycle parking space for at least 3 bikes.

**2.2.5 Refuse Storage and Collection** – Refuse storage and easy collection can be made available on the site.

## 2.3 INVOLVEMENT

The proposal is a small project and does not warrant involvement of general public and/or local organisations. The Council's standard planning consultation process should be sufficient for that purpose.

## 2.4 EVALUATION

- 2.4.1 The proposal to convert the existing vacant property into three self contained flats will put this property into a more suitable and beneficial use.
- 2.4.2 The elimination of the vacant deserted look of the building with boarded windows and doors will enhance thus contribute to the physical appearance of the building as a whole and the street scene.
- 2.4.3 The daily residential use of the building will bring back life into the immediate vicinity and contribute to the well feel of the neighbourhood.
- 2.4.4 The proposal contributes and helps to achieve the objectives contained in the policies of the Council and the London plan.

## 2.5 DESIGN

- 2.5.1 Street elevation of the building and boundary walls shall not be altered therefore the proposal will have no adverse effect on the road scene or to the building which it is part of.
- 2.5.2 Amount : The Gross Internal Areas of each flat and the room sizes within each flat comply with the standards set by the Councils.
- 2.5.3 The replacement double glazed timber windows and external doors shall be a significant improvement to the quality of the building.
- 2.5.4 Most of the design is internal without any effect on external appearance.

## 3. ACCESS STATEMENT

- 3.1 No change is proposed. The approach to Flat 1 is from Chalton Street via 5 steps down as well as level access from Goldington Crescent. Approach to Flats 2 and 3 are from Goldington Crescent .
- 3.2 Low and small ramped access with level threshold shall be provided at the entrance of each flat.
- 3.3 Level cycle entrance is available from Goldington Crescent approach to the cycle parking located at the rear of the property.