

**EXPLANATORY STATEMENT IN SUPPORT OF A FULL PLANNING APPLICATION FOR THE
CONVERSION AND CHANGE OF USE OF THE REAR OF NO.26 ARGYLE SQUARE, LONDON WC1
FROM B1 / D1 USE TO USE CLASS C3, COMPRISING THREE RESIDENTIAL UNITS INCLUDING AN
EXTENSION AT ROOF LEVEL, AND RETAINING 120SQ.M OF B1 USE**

5.0 SUMMARY OF BENEFITS AND CONCLUSION

There are undoubtedly many benefits that the proposed development will bring to the area and some of these are listed, by topic, below.

Regeneration and Sustainability

The proposal satisfies the Government's sequential test criteria for development of a previously developed site. It also satisfies the planning objectives of the Greater London Plan for the CAZ.

The proposal maximises the use of a currently under-used site in the centre of the Capital, to provide a well-designed mixed-use (residential/office) scheme.

The proposal creates an opportunity to inject energy into a part of the borough which currently offers buildings and streetscape of no particular architectural merit or interest.

Residential Accommodation

The Application scheme provides an addition of 350sq.m of residential accommodation in three dwelling units: 1 x one-bedroomed unit and 2 x two-bedroomed units. No on-site affordable housing provision is required in support of the Council's housing objectives. A windfall housing provision accrues to the borough.

Argyle Square provides a public open space in the immediate vicinity so that all future residents will have easy access to this facility.

Unfortunately, because of the differences in levels of the existing building, the building does not lend itself for easy conversion for lifetime homes. However, the B1 unit can be provided with wheelchair access if necessary.

Comprising 8 habitable rooms, density on the site would be 370 habitable rooms per hectare, which is within the Council's policy guidelines of 247 to 617 hrha.

Offices

The retained office floor space maintains employment use on the site, although it is reduced in area. The proposed floorspace of 120sq.m (gross external) compares to the existing area, designated for exhibition use and/or office use, of 331sq.m. The proposed new office unit is fully self-contained, including having its own entrance onto Loxham Street.

Benefits to the Area

The 1950's building at the rear of No.26 Argyle Square is currently an unattractive, utilitarian building that does not contribute positively to the character of the area and has a detrimental visual impact on the adjoining listed building. The proposed scheme will improve the appearance of the rear extension and will undoubtedly enhance the conservation area and lift the quality of the general environment, in particular:

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- overlooking of the public footpaths/pedestrian areas by the residential occupants will afford extra security to pedestrians;
 - lighting from the new residential dwellings will indirect security surveillance to the surrounding footpaths, but without creating light pollution;
 - the appearance of the remodelled extension will be more complementary to the listed building.
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