

74 Crowndale Road, NW1 1TP

Planning statement

APRIL 2014

1. CS1: Making the best use of Camden's limited land
 - a. We endeavour to maximise the use of this public house which is no-longer a viable commercial entity by converting it to residential use providing 8 new self-contained apartments and a smaller, more viable commercial premises. This shall contribute to the borough's growth in supply of residential units.
2. CS4: Areas of more limited change
 - a. Our proposals will ensure that the building, in an area of more limited change, respects the character of its surroundings, conserves the heritage of both the important features and characteristics of the building and its context.
3. CS5: Managing the Impact of growth and development
 - a. This scheme meets the need of Camden's population by contributing to the residential accommodation it requires, whilst providing a sustainable building of the highest quality and protecting and enhancing the heritage and amenity of its local context.
4. CS6: Providing quality homes
 - a. This scheme will help the borough of Camden to maximise the supply of additional housing to meet their target of 5,950 homes from 2007-2017.
 - b. We seek to provide a range of self-contained homes of appropriate mix and size to meet the Council's identified dwelling size priorities.
 - c. 1 residential unit or 12.5%, as identified in planning officer's pre-app response (10% requested), will be wheelchair accessible as far as is possible. The only unit which can be accessed directly from street level, as no lift can be accommodated within the constraints of the site, is the 3-bed duplex on ground and lower-ground floor levels. Although split level units are not always appropriate for wheelchair users, it is considered that because the unit is of sufficiently large size (129sqm) it could easily be adapted to house a platform lift to the lower level which provides suitable open-plan living . Furthermore, the generous size of the unit could accommodate adaptations that a wheelchair user may require.
5. Description of proposed works addressing Policies DP5, CS6, CS14, DP2, DP6, DP24, DP25, DP26, DP27, DP29
 - a. The redevelopment of the existing site to create 8 residential dwellings (use class C3, 1no. 3-bed duplex, 4no.2-bed flats and 3no. 1-bed flats), commercial premises at ground and basement level as well as external alterations to include a 3-storey (plus basement) rear/side extension. A mansard roof extension is also proposed. This project is regarded as an important regeneration opportunity.

6. Transport and Servicing addressing Policies CS11, DP16, DP17, DP18, DP19, DP6, CS18, CS17

- a. The property currently does not include any parking spaces we propose the development shall be car-free. The property is within easy reach of good public transport; both buses and London Underground.

7. Loss of Public House addressing Policies DP15, CS10

- a. This existing Class A4 Public House known as The Hope and Anchor has ceased to be a viable ongoing business and has been left vacant. It provides no employment and does not serve the local community nor has the former public house ever offered community facilities. The photographic evidence on the next 2 pages is in support of this and clearly shows that the property is vacant and provides no local service other than Public House and ancillary accommodation above.