

STATEMENT

for

Change of use of the lower ground and ground floor levels Class D2 to Class B1.

at

Jack Straws Castle,

12 North End Way,

London,

NW3 7ES

Date: 09/08/2017

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SITE

The basement and ground floor of Jack Straws Castle was originally built as a public house, and is currently in use as a fitness centre Class D2 following the lawful conversion from a restaurant. The rest of the building is in residential use with a car park at the side of the building reserved for use by the residents.

The site is approximately 700m north of Hampstead Underground Station and is within walking distance to six bus stops, all within 200m of the site. There is a public car park at the rear of Jack Straws Castle as well as some on-street parking nearby.

THE PROPOSAL

Change of use of the lower ground and ground floor levels from Class D2 health club/personal training centre to Class B1 office.

ASSESSMENT

The proposal is to change the use of the ground floor and basement from D2 to B1, comprising a total of 510m². There will be no major internal alterations or any change to the existing access arrangements. The office will accommodate approximately 15 people.

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The majority of office staff will travel by tube or bus and the remainder by foot or cycle. There is space available on the rear courtyard to provide 5 cycle spaces.

The distance from Hampstead Underground Station falls within a satisfactory range resulting in travel times under 10mins. The availability of the underground as well as local bus services means that accessibility to Jack Straws Castle by public transport is realistic and would be used by people working there. The site is also accessible by cycle and walking from the surrounding residential areas.

The levels of traffic generated by an office use would be less than the previous A4, A3 uses and especially the current D2 use which generates more traffic and parking congestion during all hours of the day and evening by customers wishing to use the gym for short periods. In comparison to the Gym, the office use would be unlikely to generate any car traffic except for occasional trips. This will improve the air quality as well as reduce CO2 emissions (paragraph 2.12, Camden Local Plan).

There would be no loss of amenity to residents above and adjoining by the new office use, which indeed would create less nuisance than the existing Gym.

According to Camden Local Plan, Camden will experience substantial population growth (paragraph 2.1 at Camden Local Plan) and this will increase the demand of employment. The proposal focuses on that direction in two subcategories. First, it will accommodate approximately 15 people, as mentioned above, more than the current employees at the Health centre. This will help the Camden Local Plan which forecast the growth of number of jobs from 286,000 to 375,000 by 2031 (paragraph 2.3, Camden Local Plan). Secondly, the proposal will play a role in the creation of needed additional office floorspace. Based on Camden Local Plan "695,000 sq.m. of office

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floorspace” needs to be added by 2031. The proposal will add 510 sq.m. (Delivery of Growth, Camden Local Plan).

A gym in this location has not been financially viable due to land Values and Market Rental Costs in this area and as a result will cease to operate on this site (Policy C2-Community facilities, paragraph g ii, Camden Local Plan).

Furthermore, the removal of the Class D2 will not have a negative impact to the community since there are several other health centres in the area that people can use in more than one locations. CrossFit Gong Fu at north, near Golders Green underground station, 1 mile distance from the proposal, 7 minutes by bus via North End Way. Curtis and Staud Golders Green also at North, 1.4 miles distance from the proposal, 10 minutes by bus via North End Way. Heartcore Fitness and Freds gym at South, near Hampstead Station, 0.5 miles from the proposal, 10 minutes on foot or 4 minutes by bus via Heath Street. There are also more health centres at the South to Finchley Road underground station and Southwest along Finchley Rd.

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CONCLUSION

Based on the above we conclude that an office use is considered the best and most viable proposal for the site. Firstly, there are other facilities at North and South from the site that accommodate this kind of services. Additionally, the proposal would reduce the impact on local traffic and parking as well as preserve the amenity of local residents by reducing the number of visitors to the building. The proposal would also reduce CO2 emissions by reducing car usage. Finally, it will contribute to Camden Local Plan by creating more jobs and adding office floorspace that so much is need it.

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