

P T A L

Statement

For

**Temporary change of use of the basement, ground, first and second floor levels
from Class C3 (Dwellinghouses) to Class B1 (Offices)**

At

**1 Charrington Street
London
NW1 1RS**

within

**Kings Cross St Pancras
Conservation Area**

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Site

No.1 Charrington Street is owned by London Borough of Camden and used as a Caretaker's House for Edith Neville Primary School. The property is soon to be vacated to facilitate the redevelopment of the primary school. The site is within walking distance of King's Cross St Pancras Underground station which is approximately 650 metres to the west. The site is adjacent to the Central Somers Town CIP land.

The Proposal

Temporary change of use of the basement, ground, first and second floor levels from Class C3 (Dwellinghouses) to Class B1 (Offices).

Assessment

The proposal is for the change of use of all floors from C3 to B1, comprising a total of 143.7 m² GIA. There will be no major internal alterations or changes to access arrangements; apart from a minor alteration to the existing bathroom on first floor level to 2no. toilets. The office will accommodate approximately 8 people.

The majority of office staff will travel by tube, bus or over ground train to Kings Cross St Pancras Station and the remainder by foot or cycle. There is space available to the rear of the property to accommodate cycle parking. The proposed working hours are as follows: Monday to Friday, from 8.00am till 6.00pm and Saturday from 8.00am till 1.00pm.

The proposed building will be used as a temporary administration offices and meeting rooms for the duration of the construction works on Edith Neville Primary School and adjacent Community Facilities on Central Somers Town. The building will be converted back to its original use by way of a planning application once the Central Somers Town development has been completed.

Conclusion

Based on the above, we conclude that an office use is considered a viable proposal for the site on a temporary nature. It is within walking distance to a major transport interchange in London and would not have material impact on local traffic and parking on Charrington Street.