

Justifications

1. Introduction

Penguin Tuition Limited are a small start-up business wishing to open our first group mathematics tuition centre on 13 Brecknock road. Our centre will provide group classes of mathematics tuition to children aged 5-16 of all backgrounds.

To be able to provide our services, we have applied for a change of class use of B1/D1 from A3. This will be consisting of B1 office use in the smaller upper gallery, and D1 (other educational) for the tuition classes in the rooms on the lower ground level.

2. History

It has previously been used as a juice bar, estate agent, and most recently a health shop. These all closed due to lack of turnover. The property has been vacant since March 2017, with no other interested parties.

3. Justification

a. Physical Restrictions

A security gate was added to the property approximately 8 months ago. Whereas the gate would be a disadvantage for a shop front or café (A1/A3 use) it is ideal for a tuition centre. It will mean additional security, allowing the children to safely enter and leave the premises.

b. Location

Brecknock Road is located in the London Borough of Camden and is connected to York Way and Kentish Town is close by. Penguin Tuition will be a great addition to the community facilities in this area and to Camden as a whole. Changing the property to a D1 premises to enable opening up a Tuition Centre for 5 to 16 year olds will add value to the surrounding community, by promoting education, increasing job opportunities for the residents of Camden, offering volunteering programs to sixth form students.

It's in a neighbourhood centre, so shop-frontage should be aimed at the locals. We provide a service that's open to all locals with children. It confidently adds to the community facilities, becoming a place where children of a variety of ages and background can mix together in a healthy group setting.

Penguin Tuition will be a fantastic addition to the shops along Brecknock Road, bringing regular traffic during class times – weekdays and weekends – increasing sales in the shops and cafes on the street. It supports the aim to increase the gap in education by providing an affordable and accessible service to families of all backgrounds and status.

c. Education

Due to the increasing number of children living in Camden, and the introduction of a recent change to maths in schools (particularly at GCSE level), supplementary education is on the rise. Our tuition centre will add to the community, instilling a passion for sciences and maths in children, in preparation for their future.

4. Conclusion

To close, Penguin Tuition will be an addition to the shop frontage on Brecknock road, as it will increase traffic to the area, add to the community facilities and is an appropriate class use considering the restricted access to property.