

Covering Letter

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 D1 from A3. This will be consisting of a waiting area, a couple of classrooms and a few storage areas. [See Appendix A for plan]

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. Hours of Use

The centre will be open 0900-2200 on weekdays and 0830-1830 on weekends.

Penguin Tuition will be a fantastic addition to the shops along Brecknock Road, bringing regular traffic during class times – weekdays (1630-2130) and weekends (0900-1800) – 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. Location

Brecknock Road is in the London Borough of Camden and is connected to York Way and Kentish Town is close by. Penguin Tuition will be a powerful 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 (5-16) and background can mix together in a healthy group setting.

d. Transport

Most people travelling to the centre, both employees and students will be travelling via foot or public transport. This will be due to most of the students living near to the location.

There are multiple storage racks near to the property, which adheres to Camden's Local Plan 2016. There is space for two bicycles within the immediate vicinity of the property, and space for 8 bicycles 32 metres from the property. This can be seen in the cycle storage plan [Appendix A]. Using these spaces are the best option for Penguin Tuition, as the property has an awkward/cramped entranceway, with steps immediately at the door.

There are multiple bus stops and train stations within walking distance. [See Appendix C]

There are also a limited number of parking spaces with paid meters close to the property, although this will not be an encouraged mode of transport.

e. 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.

All classes will be out of school hours. This will be 1630-2100 on weekdays, and 0900-1800 on weekends. Each student will attend a set 90 minute lesson within these time frames. Each class has a maximum capacity of 8 students, with a total of 24 students at any one time (and 5 members of staff).

f. Safety Precautions

There is a fire escape route which runs through the middle of the property, which is a third party using the same building. This is in place such that, in case of a fire, the residents of 'lower Rear, 13 Brecknock Road' may be able to escape the building in a safe manner through a clear route to above ground. The doors to our parts of the property can be locked when not in use. [The details of the fire escape route for the building are in Appendix D and Appendix E].

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.

LOWER GROUND FLOOR PLAN

Classroom 2

Classroom 1

Waiting Area

D1 Throughput

Toilets

fire escape route

Scale 1:200

LOWER GROUND FLOOR PLAN

Scale @ A3:
1/100

[illegible]

Order #	BR	Library	Span Group
Title	Proposed Floor Plans Brecknock Road NY 08L		
Grid	Proposed Layout Plans Ground and Lower Ground Floors		
North	NE	Date	23.11.2016
Drawn	WJG	Check	1/1/00
Comments	INFORMATION (see P01)		

BR-SK-004

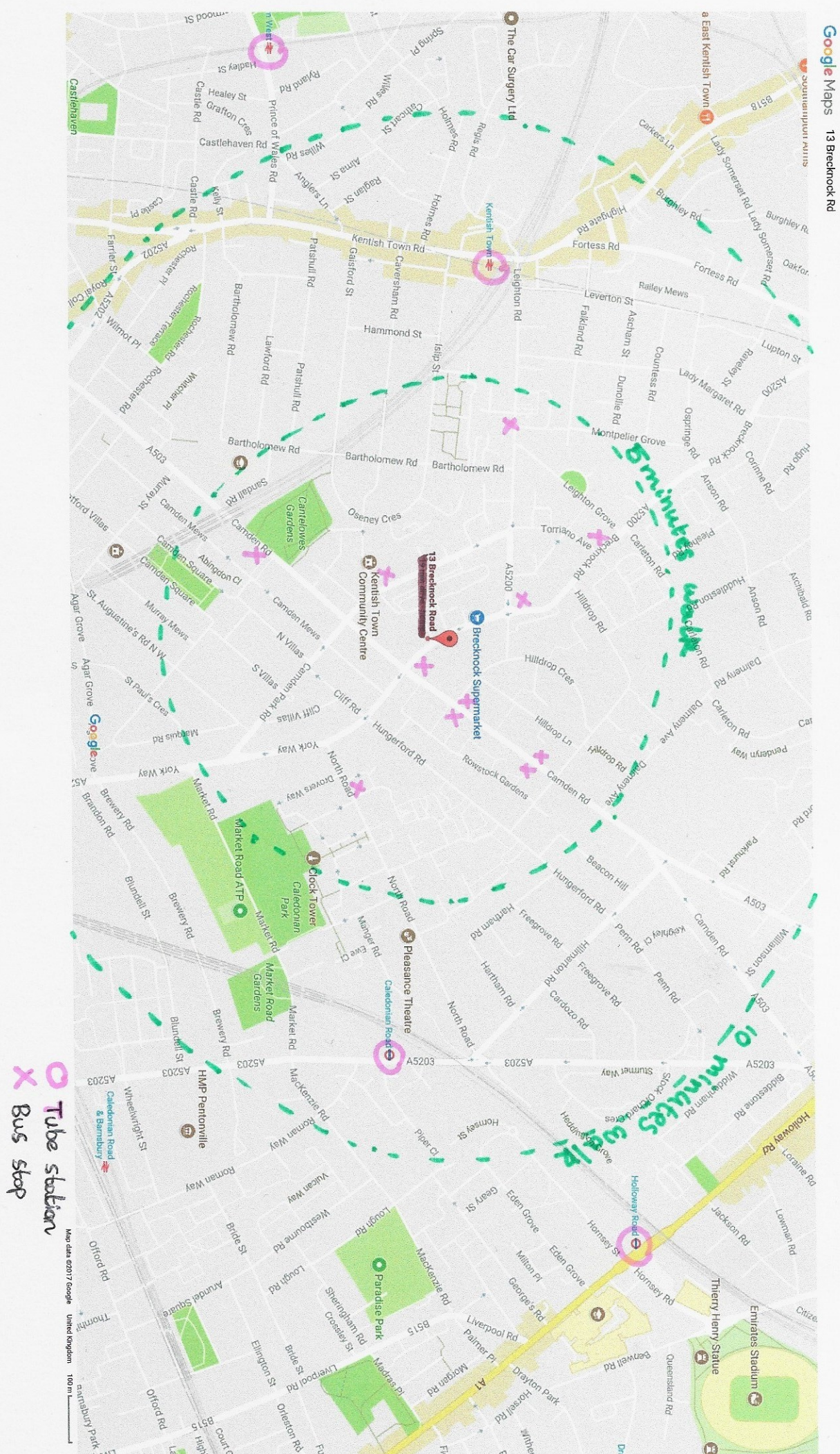
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1: cycle storage

FENTON ASSOCIATES		RICS	
246 - 248 Great Portland Street London W1W 3QY Tel: 020 3214 5000 Fax: 020 3214 5001 email: info@fentonassociates.co.uk			
NEWQUEST DEVELOPMENTS LTD.			
Project New Second Floor Flat 13 Brecknock Road London N7 0BL			
Title Block Plan			
Scale 1:750 @ A4			
Drawn PCB		Date July 2012	
Drawing No BR.SF.2024/1		Revision	

Appendix C: Public Transport Plan

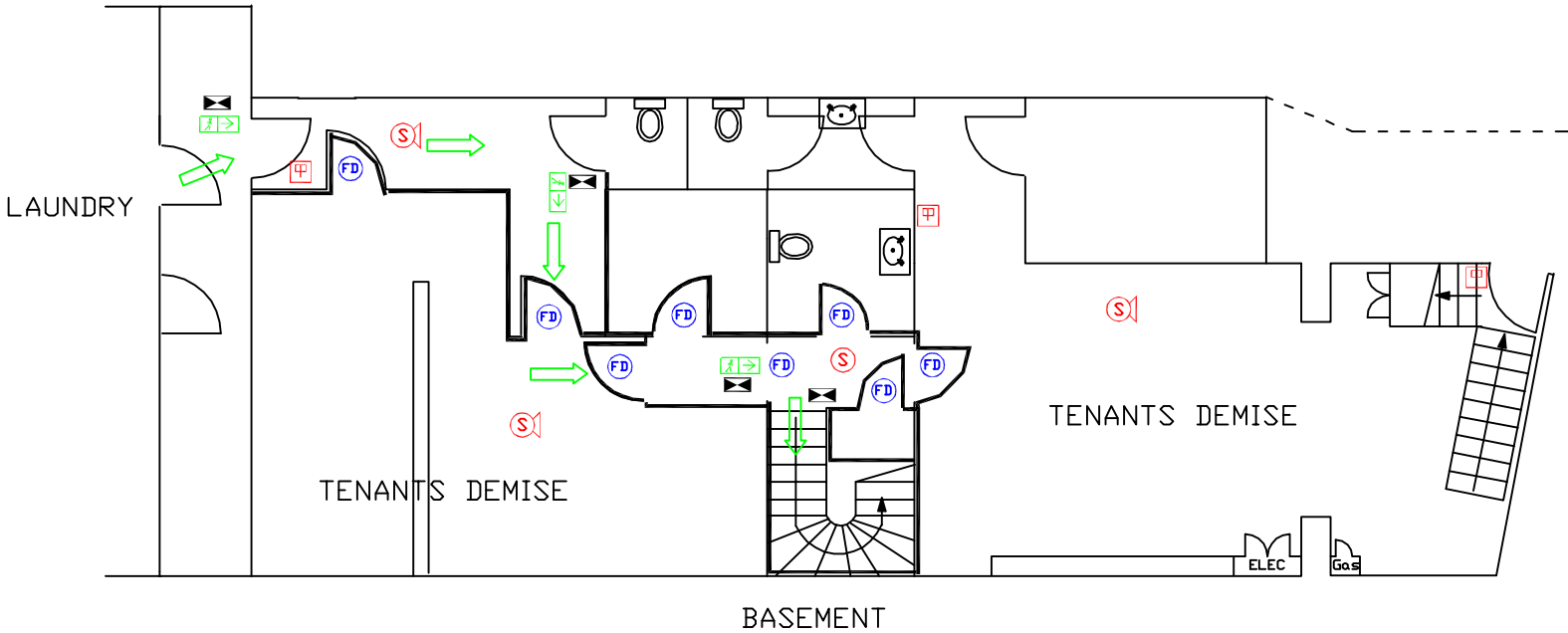
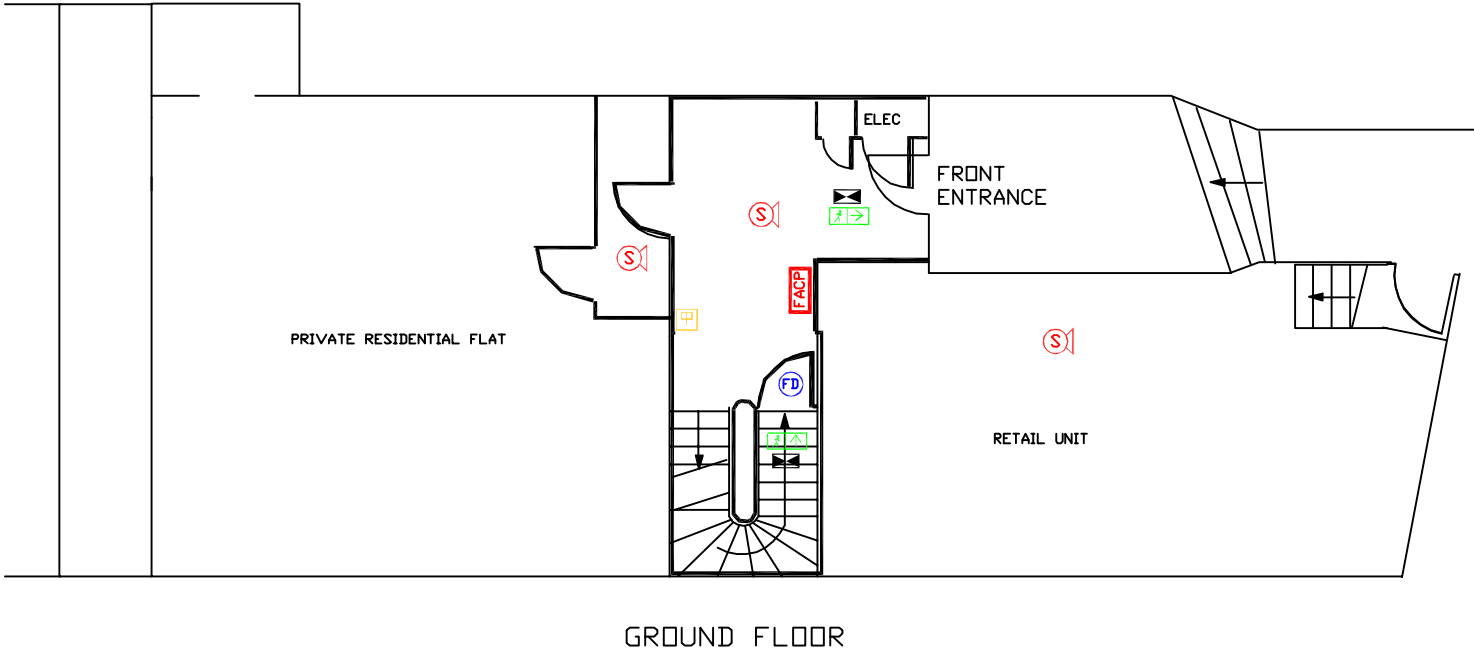
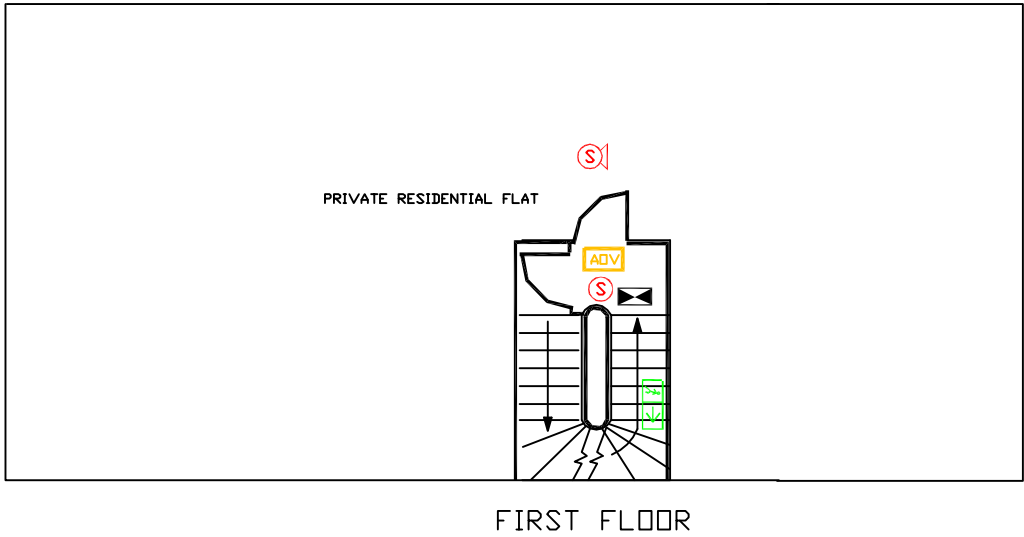
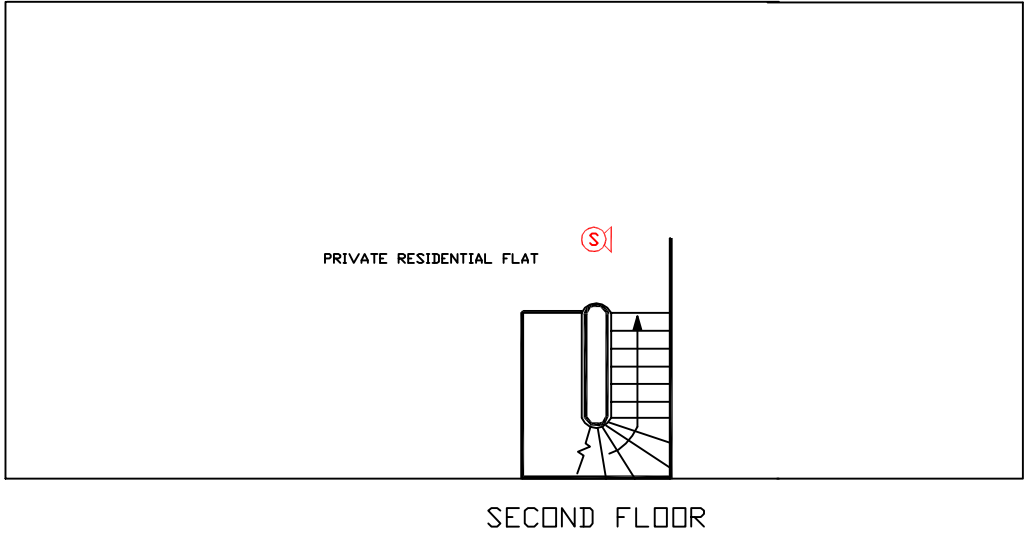


Appendix D: Fire Escape Plan

- S

SMOKE DETECTOR
- H
- HEAT DETECTOR
- H
- HEAT DETECTOR WITH UNDERBASE SOUNDER
- S
- SMOKE DETECTOR WITH UNDERBASE SOUNDER
- MP
- MANUAL CALL POINT WITH INSTRUCTION NOTICE
- B
- 6" BELL
- S
- SIREN
- FACP
- FIRE ALARM CONTOL PANEL
- A
- CO2 EXTINGUISHER
- W
- WATER EXTINGUISHER
- F
- FOAM EXTINGUISHER
- FB
- FIRE BLANKET
- AS
- DIRECTIONAL SIGN
- EL
- EMERGENCY LIGHT
- MP
- DOOR RELEASE
- FD
- FIRE DOOR KEEP SHUT NOTICE
- ES
- ESCAPE ROUTE FROM ADJOINING BASEMENT
- FS
- FIREMAN'S SWITCH

— denotes walls to be 30 min fire protected, with doors close fitting, self closing and fitted with intumescent strips and cold smoke seals



	13 BRECKNOCK ROAD LONDON N7	Drawn	C.A.D	<div><div><div>AFS</div></div><div>Automatic Fire Systems Ltd 020 8803 3563 07905179117 63 Fairfield Road, Edmonton London, N18 2DP</div></div>
		C,k,d	Scale	
		App	Date May 2016	
	FIRE STRATEGY	No AFS/FS/13BR/01	Rev B	<div><div><div>SAFE</div></div><div>SAFE contractor</div></div>

