

Statement

For

**Temporary change of use of the ground floor level
From Class D1 (Non-residential Institution) to Class B1 (Offices)**

At

St Aloysius Nursery

Charrington Street

London

NW1 1RS

within

Kings Cross St Pancras

Conservation Area

PETER TAYLOR ASSOCIATES LIMITED
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P T A L

Site

St Aloysius Nursery at Charrington Street, London NW11RS is owned by London Borough of Camden and used as a nursery for St. Aloysius Catholic Primary School. The property is soon to be vacated to facilitate the redevelopment of Central Somers Town Plot 1, which includes dwellings, a community centre and a new space for the nursery. The site is within walking distance of King's Cross St Pancras Underground station which is approximately 650 metres to the west. The site part of the wider Central Somers Town CIP land.

The Proposal

Temporary change of use of the ground floor level from Class D1 (Non-residential Institution) to Class B1 (Offices).

Assessment

St Aloysius nursery is a single-storey building. The proposal is for the change of the ground floor from D1 to B1, comprising a total of 138.55 m2 GIA. There will be no major internal alterations or changes to access arrangements; apart from the addition of 1no drylined wall and 2No doors. 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 site accommodation that shall include a reception, a canteen, office space and conference room, 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.