DESIGN & ACCESS STATEMENT

## RE: 275A EVERSHOLT STREET LONDON NW1 1BA

1. This premises is the basement flat with private rear garden. It is located below a commercial shop.
2. The flat is situated at the top of the street, just 20 meters from Mornington Crescent Tube Station and several bus stops. It has a PTAL score of 6.
3. Previous use of these premises was a brothel that was closed down by Holborn Police Station in 2014.
4. Following the police involvement in 2014, a planning application was submitted for change of use to a residential flat.
5. A delegated report was issued with recommendation to “grant planning permission subject to section 106 legal agreement”.
6. Although the signed S106 was sent to the council, a refusal for permission was issued stating:

“In the absence of a legal agreement to secure the development as car-free housing, it would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy) and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Core Strategy and Development Policies 2010.”

1. A registered disabled person currently occupies the flat.
2. There is storage for bicycles and refuse in the storage vault at the bottom of the entrance steps.
3. This application seeks to regularise the continued use of this

residential flat.