

Planning & Design and Access Statement

Client: Mr Omer Barut

Address: 341 Gray's inn Road, WC1X 8PX

Proposal: Retrospective application for change of use of premises from C3 Residential to C1 use class Air BnB with 9 guest bedrooms.



Introduction

This planning design and access statement is intended to accompany the retrospective planning application for a 9 bedroomed Air BnB at 341 Gray's inn Road, WC1X 8PX. The premise was previously used as a C3 residential unit; however the client has converted the property into 9 separate units/bedrooms and is operating it as a 9 bedroomed Air BnB type, short-term stay guest house.

The application does not affect the ground floor commercial use (Tandoori Indian Cuisine) or basement and it should be noted that the application site relates only to the upper floors of the premises. The application does not propose any exterior changes to the building.

Site

The property at 341 Grays Inn is situated in between purpose built block of four storey buildings in King Cross, Camden. The ground floor of the premises is used as a restaurant unit and the immediate vicinity consists of mixed used shops and restaurants and houses, and is located opposite King's Cross St Pancras Station.

Access to the dwellings is via the main entrance timber door located on the front elevation providing access direct to a communal hallway. The property is located on the main street close to local amenities.

The site is very well served with public transport; Kings Cross Station is a 2-minute walk from the property and there are several bus routes serving the area.

Description of the Proposal

The property was previously under C3 use and has been converted to an Air BnB with 9 rooms across three floors, three floors being first, second and third floors. There are 3 bedrooms on each floor with 1-shared bathroom, total of 3 bathrooms across 3 floors. There is also a laundry room with a shower located on the mezzanine floor. The facilities available within the premises are each bedroom is provided with tea/coffee making facilities and cutlery, there is a basic kitchen on the mezzanine floor for communal use and washing machines. A regular cleaning service is also provided to each of the rooms and bathrooms. There are no cooking facilities at the property.

We understand from our client that they had difficulty in letting the C3 units because of its awkward layout in being split across three floors and also the joint entrance with the restaurant unit and the upper residential floors. The property does not lend itself well to single occupation, both because of the internal layout and also because of the external environment. The property is unsuitable for a single-family accommodation. The ground floor entrance between the commercial units is off a very busy road and footpath, with no external storage or amenity space. On the internal ground floor area, there is no room to store pushchairs/prams etc. that would need to

be carried up the staircase. There is no possibility to build an extension to the property for extra facilities. Given the environment of the property, it is evident that the accommodation is unsuitable and poorly located for a family given the high level of traffic movements and general activity in the surrounding area.

The demand for short-stay-type Air BnB accommodation is high in the area, predominantly due to the site being in close proximity to King's Cross St Pancras Station and the train line links to European countries and tube links from Heathrow and Stanstead Airport which we believe this proposal adds value to the King's Cross area. Therefore it is considered that the proposal is of considerable benefit to LB Camden, providing heritage benefits to the host building and creating additional new accommodation for tourists/visitors.

The existing residential properties at upper floors were extremely dated and in very poor condition. The internal area was lightly refurbished however the client will be upgrading the internal fire proofing across the 3 floors and all communal areas to ensure it complies with Building Regulations.

Access

The site is well served by public transport facilities, short walking distances from the site as well as cycle hire also available. As the property is for short term stay and the people who book the premises come from abroad, car parking is rarely a requirement however there is paid parking nearby if required.

Waste Storage

Refuse is collected from the front of the property on Gray's Inn Road (North Elevation) everyday as per the existing arrangement with Camden Council.

Areas

The residential property has approximately 105.40 m2 GIA across 3 floors as outlined in the table below.

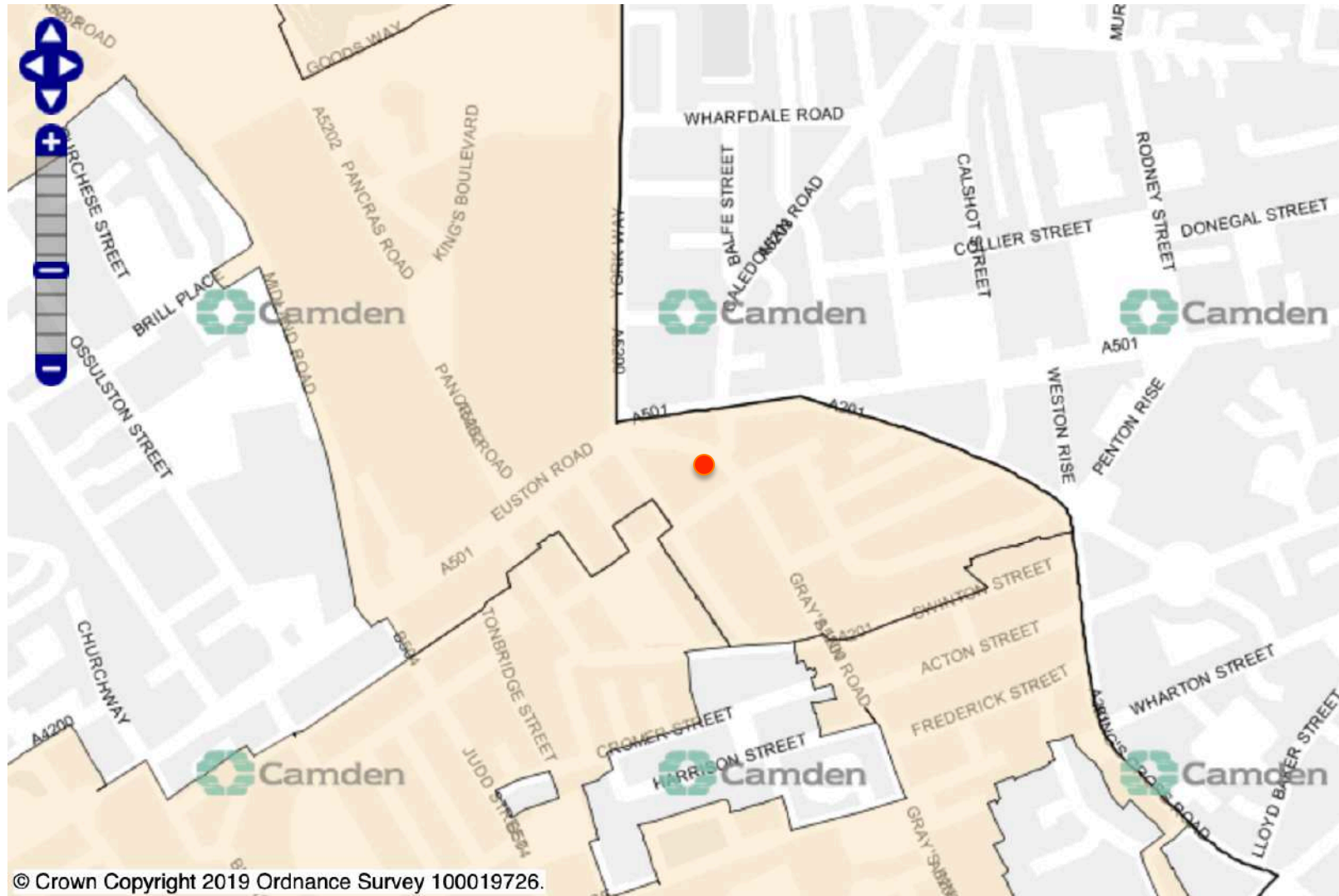
Gross Internal Area (m2)	
Ground floor	
Mezzanine	7 m2
Level 1	34.7 m2
Level 2	34.7 m2
Level 3	29 m2
Total	105.40 m2

The internal areas of each Air BnB unit are outlined below. There are 9 bedrooms in total.

Area	Room Size (m2)
Level 1	
Room 1	11.2 m2
Room 2	9.2 m2
Room 3	6 m2
Level 2	
Room 4	11.2 m2
Room 5	9.2 m2
Room 6	6 m2
Level 3	
Room 7	11 m2
Room 8	10.2 m2
Room 9	4 m2

Conservation Area

The property is located within the Kings Cross / St. Pancras conservation area, but the building is not listed.

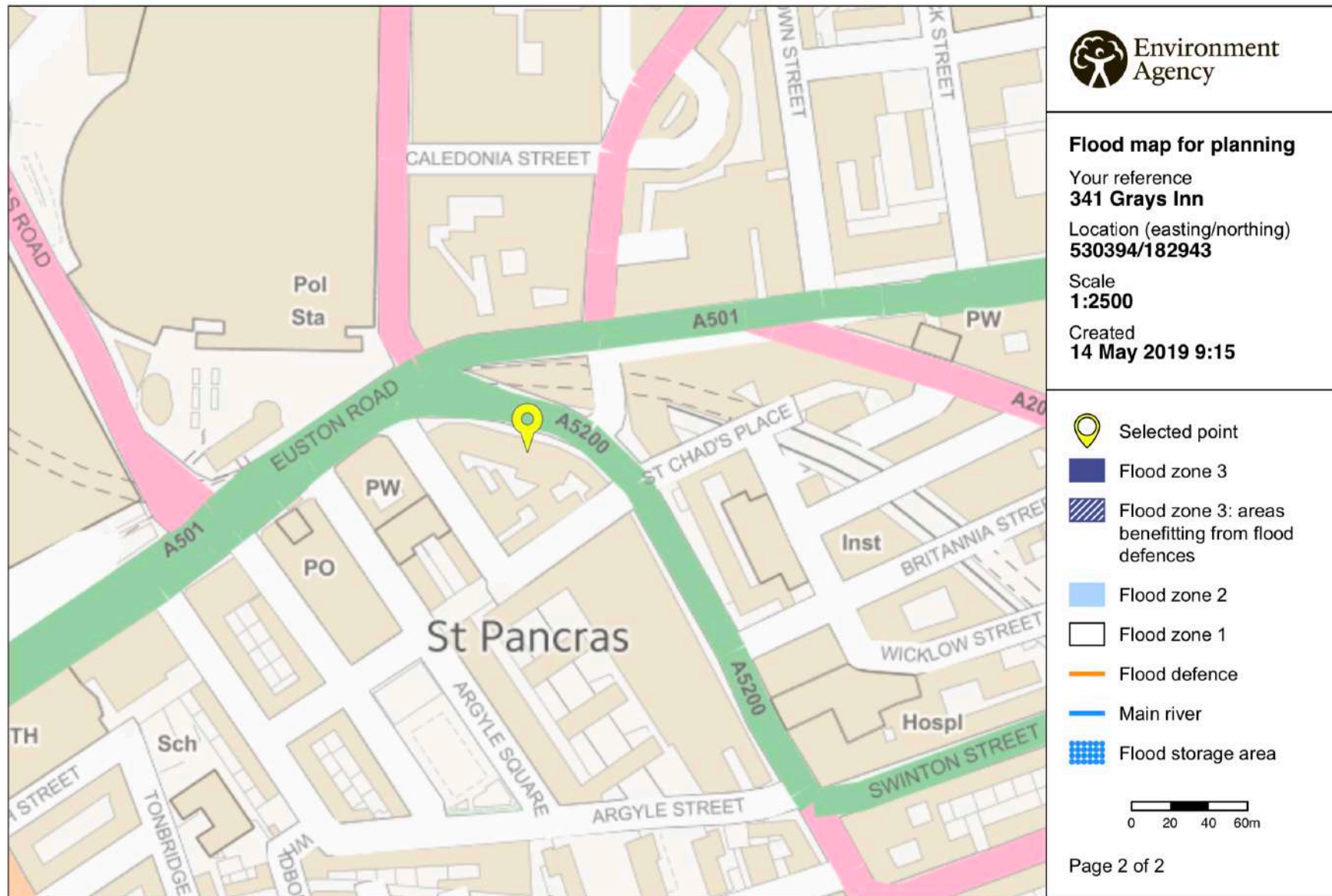


Key:
Application
site



Flood Risk

The site is not located within the flood risk area.



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Planning History

A review of the relevant planning history of the application site has been undertaken. The only available planning history records on LB Camden's online system relates to applications in respect of the ground floor and basement only. No applications relating to the application site, i.e. the upper floors have been recorded.

This lack of planning history relating to the upper floors is reflected in the deteriorating and dated state of the property.

Summary

The planning statement provides a deeper understanding of the development and shows that the development does not only improve the buildings use, it also provides an improved internal layout using all available space within the property efficiently and effectively. The development has been carefully considered, respecting the surrounding buildings. This application seeks consent for a Class C1 use (hotel), however, it is considered that the bespoke nature and scale of the proposal make it unique and it is clearly different from a conventional hotel use. The proposal is for single, bespoke, high-quality 'house', which would provide short-term accommodation to visitors.

As demonstrated in this document, design principles were based on the LB Camden SPG and Local Plan (Development Management Policies) to produce a high quality proposal that respects the special character of the site and aims to contribute to the local built environment.