

Design & Access Statement

Change of Use of Office Unit to Dwelling.

At

9A Canfield Place,  
London.  
NW6 3BT

Mistry Design  
28 Wood End Gardens  
Northolt  
UB5 4QJ

November 2020

**Location:**

The property is located in South Hampstead very close to Finchley Road Station. This is a retail and residential area with lots of shops and restaurants close by.

The property is located on a quiet road with a mixed use of predominately residential premises and some office units.

**Existing Building:**

The existing building is a 3 storey mid terrace building with a mews style character. The building is rendered below up to 1st floor level with brickwork above. Unit 9A is on the ground floor of the premises with its own front entrance. There are two front external facing windows to the unit.

**Property History:**

The property has previously been rented out for office use, however over the past few years this has become increasingly difficult as there is little demand for such office space. The office was vacant from December 2018 until October 2019. After signing legal documents and having a rent free period of 6 months the tenant surrendered their lease in 2020. Commercial agents have been unable to find a tenant for office.

**Proposal:**

The proposal is for the change of use of the property from new Office Class E(g)(i) (previously Class B1(a)) to Class C3 Dwellinghouses.

The proposal can be carried out with minimal changes as the layout already configures to the layout for a flat.

**Neighbouring Properties:**

A number of other properties along this Terraced Mews have already been recently converted to dwellings, the examples of these are given below.

1. 23A Canfield Place: Application No. 2018/6150/P.
2. 21 Canfield Place: Application No. 2018/2221/P.

There are also dwellings at the following properties along this Terraced Mews: No's: 5, 7, 9, 11, 17, 19, 21, 23, 25 and 27.

As this shows there is a precedent for the change of use of these properties from Office Use to Dwellings along this Mews.

**Space standards requirements:**

The proposed flat floor areas fall within the London Mayor's minimum space standards of 50m<sup>2</sup> for a 1 bedroom, 2 person flat.

**Storage:**

A storage room of 1.9m<sup>2</sup> is provided, this is above the minimum area of 1.5 m<sup>2</sup> required. There is also an office space which can be used for storage if required.

**Amenity Space:**

As with the other neighbouring properties which have been converted to dwellings, no external amenity space can be provided. Below are the closest parks which can provide amenity space:

Swiss Cottage Park – 0.5mile away

Broadhurst garden park and playgroup – 200 metres away

Kilburn Grange Park – 0.9mile away  
Primrose Hill Park is approximately 1.0mile away

**Cycle Storage:**

1 secure cycle storage space has been allocated for in the store room of the flat. This is located at the rear of the property.

**Refuse:**

The proposed flat would retain the existing refuse arrangements currently located at the front of the property. This is shown on drawing No. 2056/01.

**Elevation Changes:**

There are no proposed changes to any of the elevations., hence this proposal will have no visual impact on the immediate area.

**Public Transport Accessibility Level (PTAL)**

The area has a Public Transport Accessibility Level (PTAL) of 6b which is considered Best. There are very good transport links nearby:

Finchley Road Underground – 150 metres away  
Buses from Canfield Gardens – 100 metres away  
Buses from Finchley Road – 150 metres away

**Parking:**

There are currently car parking spaces in Canfield Place that require parking permits (CA–R zone). However, it is almost always impossible to find a parking space in the mews.

**Section 106**

If this application were permitted then my Client would consider entering into a Section 106 Agreement to waive any right for a Residents Parking Permit and for this to be a "car free" dwelling.

**Access:**

Canfield place is a very narrow dead end mews. There is already a lot of congestion caused by business deliveries and traffic. Being a dead end mews, any vehicle must do a 6 point turn to turn their car around to drive out of the mews. Having a dwelling, which will be car free, would help reduce this issue.

**Camden Development Policies 2010-2025:****Development Policy DP2: Making full use of Camden's capacity for housing**

Policy DP2 seeks to maximise the supply of additional homes within in the borough. A change of use to the residential accommodation, provided it complies with space standards and does not impact upon the amenity of existing residents, should therefore be considered acceptable. The proposed flat would measure approximately 63m<sup>2</sup> which exceeds the minimum standards for the 1 bedroom (2 person) flat which is 50m<sup>2</sup>.

**Camden Local Plan 2017:****Policy H1: Maximising housing supply**

Housing is a priority land use in the Local Plan. Item (d.) of the Policy H1 states "*where sites are underused or vacant, expecting the maximum reasonable provision of housing that is compatible with any other uses needed on the site*". We would argue that this property satisfies this condition. According to Commercial Agents Mellersh and Harding, at present there is no demand to rent out small offices because of the new modern working environment. The use

of this premises as a dwelling will be of greater priority and satisfies this Local Plan condition.

**Policy H6: Housing choice and mix**

Policy H6 requires all self-contained dwellings to meet the nationally described space standard. This change of use satisfies this condition. The proposed dwelling meets the space standard for a 1 bedroom self-contained dwelling. The dwelling also has an office which would allow the residents to work from home.

**Policy D1: Design**

Policy D1 requires new developments to secure high quality design . We feel this is achieved and that the proposed dwelling provides a good standard of accommodation for its occupiers with separate living and sleeping areas and an office with storage. The dwelling would not be dual aspect or have private amenity space, but neither do the other Mews dwellings along Canfield Place.

**Conclusion**

The proposed change of use will be sympathetic to the original character of the property. It will provide good sized accommodation to the current standards of living without making any external changes to the property and altering the street scene. It will be more in keeping with the other uses in the mews, which is now predominately residential dwellings. It addresses the need for residential dwellings and would make better use of the property rather than remaining empty and under used.

P. S. Mistry  
November 2020