

Planning, design and access statement

For **93 Agar Grove, Camden, London, NW1 9UE**



Project **Change of use of a part of the ground floor from minicab command center (Class B1) to a one bedroom flat (Class C3) and subsequent internal and external alterations.**

London Borough of Camden

Revision (--) Jan 2021

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1.0 Introduction

We apply on behalf of our client to seek planning permission from Camden Council to change the use of the ground floor (former) minicab office at 93 Agar Grove into a one bedroom flat (Class C3)

The site is located at an end-of-terrace plot on Agar Grove. The existing mixed use building (office use at the lower ground and ground floors and residential above) is a detached Georgian property within Camden Square Conservation Area.

Based on our research, the commercial ground floor of the property had functioned previously as a post office and had benefited from a traditional timber shop front.

The use and elevations of the ground floor had been amended by the previous operator from retail to office, more specifically a minicab operating centre.

Since the closure of the previous business, the commercial unit at the ground floor has been vacant for over 4 years which led to the natural deterioration of finishes and the existing fascias and shop front are worn and dilapidated.

The existing front consists in a mix of the existing timber frame structure which has partially been covered with high PVC parapets, the existing entrance door has been replaced with an aluminum one, the Canteloves Road, glazed opening had been blocked with a painted timber panel and the existing single window on the Agar Grove elevation had been replaced with a smaller size aluminium casement window.

Internally, the ground floor layout has been cleared of stud partitions, dropped ceilings and enclosures to facilitate the letting of the property as office.

Existing Gross Internal Area – Ground Floor: 50 sqm/ 538 sqft

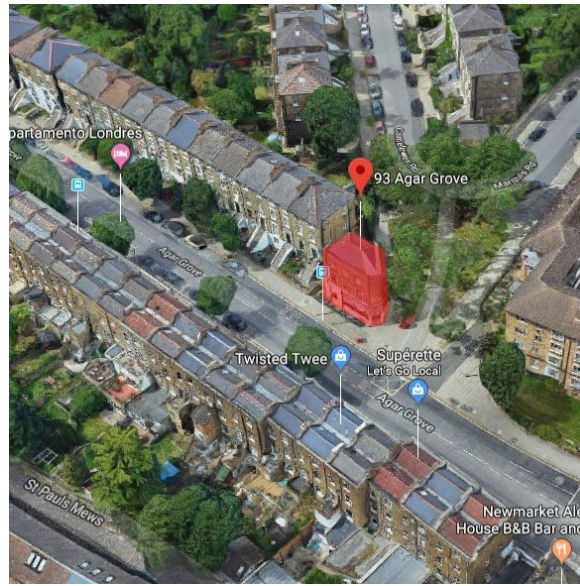
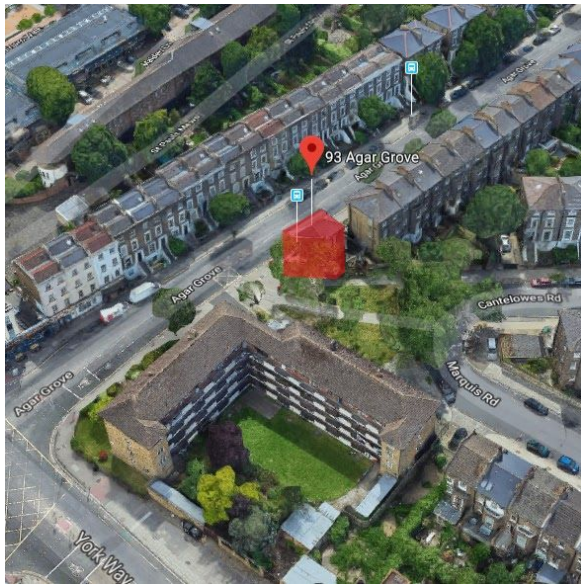
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Bird's eye view of the site (93 Agar Grove)

2.0 Assessment

2.1 Physical Context The unit site is located near the junction of Agar Grove and York Way.

- North; Canteloves Road
- East; Pedestrian, public walkway
- West; 91 Agar Grove
- South; Agar Grove

Front view of the site (93 Agar Grove)

2.2 Social context

The site is located on the Agar Grove of Camden, near the commercial junction with York Way and with a multitude of new residential developments being carried nearby.

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2.3 Economical context

The former operator had run a minicab command office. Within the current economic context the minicab businesses across London have lost ground to Uber and other similar tech driven operators.

Subsequently the business had closed 3 years ago and the premises has been vacant since.

Thus the applicant wishes to restore the premises and add convert it to residential use, as per similar local conversions carried on Murray street and York Way.



FIG. 1 Front view of the site (93 Agar Grove) – historical photo

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2.4 Planning policy context

LDF Core Strategy and Development Policies

Camden Core Strategy:

- CS1 (Distribution of growth)
- CS3 (Other highly accessible areas)
- CS5 (Managing the impact of growth and development)
- CS6 (Providing quality homes)
- CS8 (Promoting a successful and inclusive Camden economy)
- CS11 (Promoting sustainable and efficient travel)
- CS14 (Promoting high quality places and conserving our heritage)
- CS18 (Dealing with our waste and encouraging recycling)

Camden Development Policies:

- DP2 (Making full use of Camden's capacity for housing)
- DP5 (Homes of different sizes)
- DP13 (Employment premises and sites)
- DP17 (Walking, cycling and public transport)
- DP18 (Parking standards and limiting the availability of car parking)
- DP19 (Managing the impact of parking)
- DP24 (Securing high quality design)
- DP25 (Conserving Camden's Heritage)
- DP26 (Managing the impact of development on occupiers and neighbours)
- DP30 (Shopfronts)

Camden Planning Guidance:

- CPG1 (Design) 2015
- CPG2 (Housing) 2015
- CPG6 (Amenity) 2011

London Plan 2016

National Planning Policy Framework 2012

Camden Square Conservation Area Statement.

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3.0 Evaluation

The available space at ground floor level measuring 50sqm internally has the potential to accommodate a high level of amenity, 2 person, 1 bedroom flat.

The existing front and advertisements on the property are worn and dilapidated. They make a negative contribution to the street scene character.

Additionally, the shop front return facing the rear of the property has been blocked up, thus generating a negative impact on the original design of the shop front.

The proposed works would include the replacement of the shop front and adverts and would ensure that the unit makes a positive contribution to the vitality and viability of the local community.

4.0 Design Constraints

The site is visible from Agar Grove.

The site is within Camden Square Conservation Area.

The property is not a listed building and is not of special Architectural merit.

(93 Agar Grove)

4.1 Design Ethos

Following appraisal, we aim to restore the original shop-front to the quality of design and material of the original post office.

This will be achieved by uncovering the rear shopfront return and by employing a traditional timber front as well as by retaining any existing elements of the original frame such as the boundary pilasters and coping.

Internally, the proposed flat will benefit of a light and airy character given by the generous open day-space and the high amount of glazing throughout.

The proposed bedroom, located at the center of the ground floor will benefit of increased intimacy due to the step back from the main street and the opening consisting in a traditional timber sash which will replace the smaller aluminum casement window.

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4.2 Amount

The proposed change of use comprises internal alterations only;

The proposed flat will not exceed the size of the existing unit;

4.3 Layout

Following assessment, we are proposing to maximize available space while ensuring a high residential amenity for the proposed flat.

The proposed entrance to the flat will be made through the rear courtyard of the property adjacent to the existing access to the residential unit above.

4.4 Scale

N/A

4.5 Landscaping

N/A

4.6 Appearance

The proposed flat will benefit from high quality material and design, thus achieving a positive impact on the character of the street scene.

4.7 Building Regs.

The proposal has been designed with building regulations in mind. A separate building regulations submission will be rendered upon planning approval.

4.8 Access

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Highways

The site's response to the road layout is not seen as changing from its current condition.

Servicing

Access to services remains unchanged.

Disabled Access

The layout, design and material specifications for the proposed additions and layout alterations will comply with all Building Regulation Guidelines and the policies set out in the DDA Act, providing unaltered access to the main entry.

Transport

The development is aimed at serving the local community thus encouraging walking and the use of sustainable transportation. The access to public transport and the need of private parking space remain unchanged.

The applicant looks forward to sign a Section 106 agreement, should the LPA consider this a necessary condition upon granting planning permission.

Refuse

A refuse collection point will be installed off the sidewalk, to be accessed via the entrance gate to the existing ground floor office.

5.0 Recommendation

In view of the issues raised the Council is respectfully asked to grant planning permission for the development as proposed.