

Planning, Design & Access Statement for
Proposed Change of Use, Extension and Alterations to
184 Eversholt Street
London
NW1 1BL



1.0 Site Analysis and Existing Use

Number 184 Eversholt Street NW1 is a 4 storey (including basement) end of terrace property comprising a self contained two bed maisonette on the upper floors and a vacant ground floor and basement unit last used as a mini cab office. The site is close to the junction with Cranleigh Street. The property is of traditional London Stock facing brickwork with painted brick work and window surrounds to the front and a slate finish to the London Roof which sits behind a rendered parapet. Windows are traditional painted timber sash construction with a more modern timber shopfront at ground floor level. There is a small rear toilet and lobby extension at the ground floor giving access to the enclosed rear garden.

Adjacent terraced properties are of a similar design albeit with complete residential use and including basement lightwell. The adjacent corner property at number 186 is part of a 6 storey mixed use building.

The site is not listed neither is it in a conservation area.

The site area from back edge of footpath is 64 sq. metres with a main frontage of 4.5m.

Site History

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2006/0180/P	Euston Station Cars 184 Eversholt Street London NW1 1ET	Removal of condition 1 of planning permission granted 18 June 2002 (ref. PSX0105095) (retrospective application for use as a mini cab office) restricting the use of the premises as a radio controlled taxi cab office with no visiting or waiting by passengers or drivers	FINAL DECISION	01-03- 2006	Refused
PEX0300072	184 Eversholt Street LONDON NW1 1BL	The continued use of the ground floor and basement as a mini cab office without compliance with condition 1 of planning permission ref PSX0105095 dated 18 June 2002 which requires that 'No drivers of minicabs or similar vehicles associated with the use shall stop for purposes of either waiting, calling at the premises or picking up customers outside the premises on Eversholt Street nor on Cranleigh Street. The use of the premises hereby approved, as an office, shall be operated solely as a radio controlled taxi cab office, with no visiting or waiting, by passengers nor by drivers'.	FINAL DECISION	07-04- 2003	Refused
PSX0105095	184 EVERSOLT STREET LONDON NW1 1BL	Retention of existing use as a minicab office, as shown on: Unnumbered location plan, proposed floor plan and existing front elevation of building. Letters from applicant dated 8th February and 5th March 2002.	FINAL DECISION	14-12- 2001	Grant Full Planning Permission (conds)
ASX0004977	184 EVERSOLT STREET LONDON NW1 1BL	The continued display of one internally illuminated display panel measuring 1.8m x 2.8m located at first floor level of the northern flank wall. (As shown on drawing Elevation (A) and photocopy Site as Existing (B))	FINAL DECISION	14-08- 2000	Refuse Advert Consent and prosecute
A9600498	184 Eversholt Street, NW1	The display of an internally illuminated advertisement panel and the removal of two existing non-illuminated panels located at ground floor level, as shown on drawing number 0/2956/1.	APPEAL DECIDED	19-02- 1996	Refuse Consent for Advertisement

2.0 The Proposal

To convert the ground floor and basement to form a self contained 1- bed maisonette and to include rebuilding the existing rear extension, reinstatement of the front lightwell and railings, improved access to the rear garden and changing the commercial shopfront to a residential design of window in keeping with the original style of the adjoining terrace.

The upper maisonette (No 184A) will remain as existing.

3.0 New Residential Units

The new maisonette will be accessed from the existing entrance door via a reformed landing entering into a combined living/ dining/ kitchen leading to a rebuilt ground floor cloakroom and rear lobby. The basement staircase will be rebuilt and lead to a generous bedroom and bathroom within the basement/ semi-basement area. To the front of the property it is proposed to open up the original lightwell with perimeter railings and a secondary access/ exit staircase and stairwell with space for both cycle and waste storage. The current ground floor rear extension is of flimsy and poor quality construction and that would be re-built in new cavity wall construction. The rear lightwell would be opened up with steps from basement to the courtyard garden level. The existing commercial shopfront would be removed and the front bricked up to match the details and window of the ground floor of number 182 Eversholt Street.

The floor area of the flat will be 57 sqm , exceeding the current Mayor of London space standards for a 1-bed two person unit

The flat would to comply with the requirements of Approved Document Part M of The Building Regulations and the standard requirements for ‘lifetime homes’ and the property would be thermally upgraded in line with current building regulations as part of the proposal.

The proposed extension and alteration works avoid windows with direct overlooking of adjacent properties.

4.0 Transport & Parking

There is no parking on site. Limited provision is made for cycle parking in the reinstated lightwell. There are good transport links and the site has a PTAL rating of 6a

PTAL output for Base Year
6a

NWI IBL
Eversholt St, London NW1 IBL, UK
Easting: **529416**, Northing: **183102**

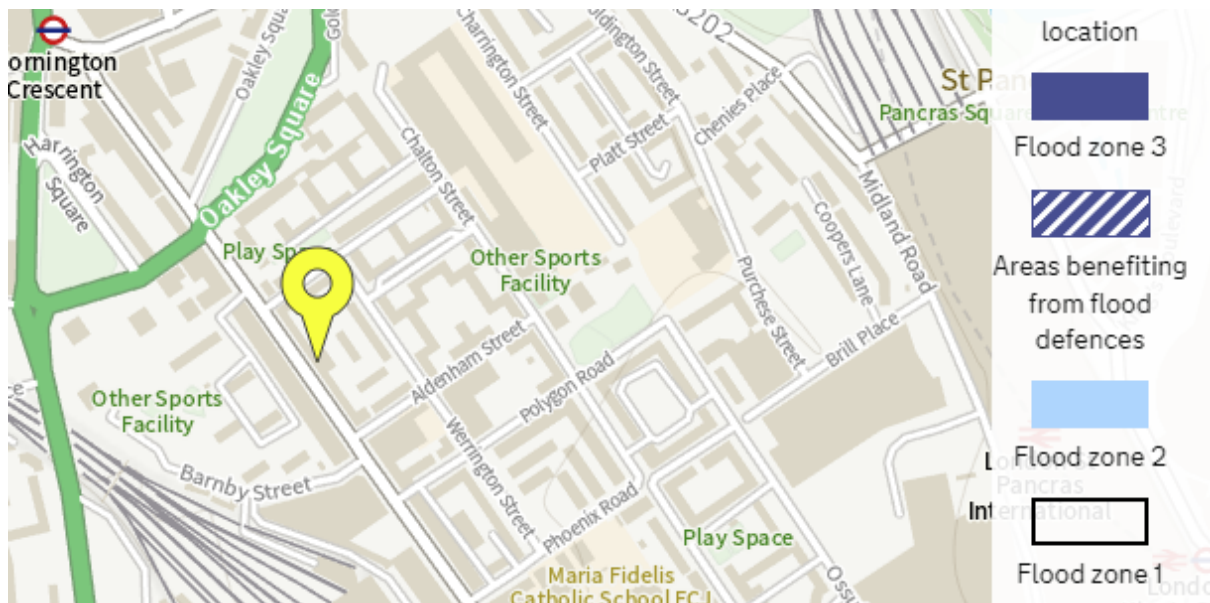
All public transport modes in London currently available:
National Rail, London Overground, Tube, DLR, Tram, Buses

5.0 Commercial Unit

The existing minicab use has had a mixed history of planning enforcement and the change of use will remove a source of nuisance for nearby residents. There are numerous other convenience stores and services readily available in the general locality

6.0 Drainage

The property sits within flood zone 1



There is no significant increase in impervious area on the site and the development will not give rise to an increase flood risk elsewhere. There is existing mains drainage from the site.

7.0 Summary

The further development of this property can be achieved with minimal effect on both the host and neighbouring properties and follows the pattern of development that exists within the main terrace. It will provide a new residential unit that exceeds the current space standards in an established residential area in a sustainable way that will also improve the urban setting of the property and wider street scene.