

Design / Access & Heritage Statement

Site Address:

45 Chalcot Road
London
NW1 8LS

December 2024

SUMMARY

The property is located within the Primrose Hill Conservation Area. The area is characterised by terraces which are mainly uniform in character, with commercial use on the ground floor with residential use above. Many of the original frameworks and shopfront remain. There is a separate access front door to the residential units in most instances.

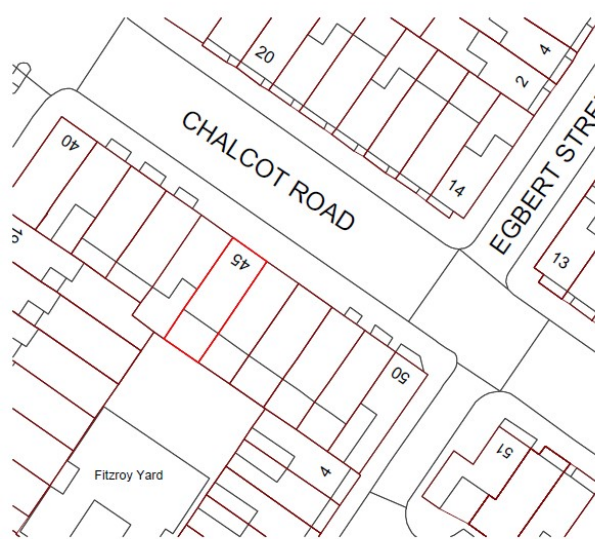
The proposals for number 45 will not have any impact on the current elevations fronting Chalcot Road, the character of the existing will be preserved, whilst changes are proposed to the rear elevations at first floor level, they will not have an adverse impact on the Conservation Area.

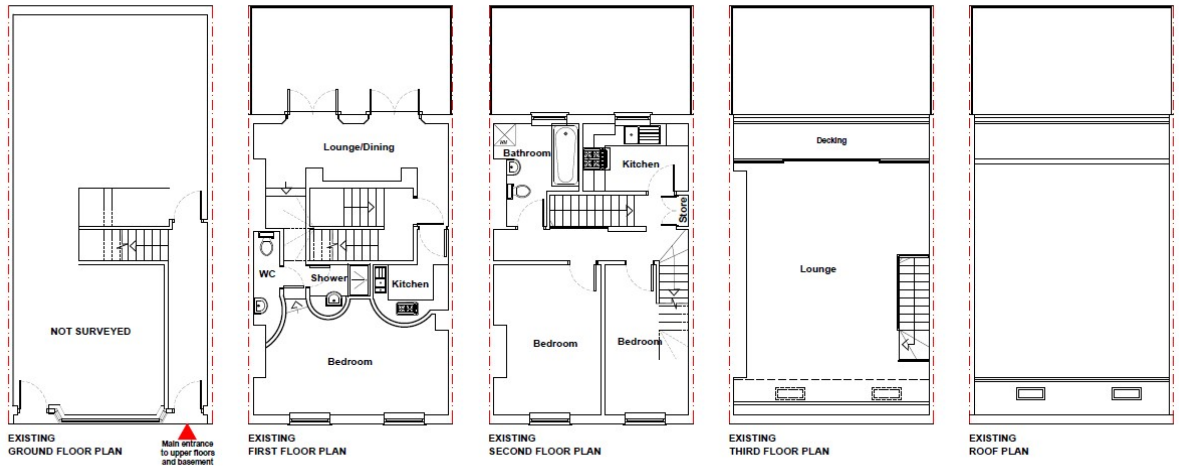
Proposed Development:

The conversion of two dwellings (one 1-bedroom 2 person and one 2-bedroom 3-person dwelling) into one 3-bedroom 5-person family dwelling.

This planning statement accompanies the application for a proposed internal conversion and alterations to the upper floors of the property at 45 Chalcot Road, London, NW1 8LS. The property comprises a ground floor commercial unit and residential ground floor / basement unit, in addition to residential accommodation on the first, second, and third floors. All residential units are accessed via a dedicated front door at street level, and this will remain unchanged.

The current residential units consist of a one-bedroom dwelling on the first floor and a two-bedroom dwelling on the second and third floors, both owned by the same family. The existing first floor unit is 37 Sq. m GIA, which is less than the minimum floor area required for a studio unit. The purpose of the application is to amalgamate the two upper floor units into one single family unit, thereby optimising the internal space, with some associated alterations to improve functionality and enhance the living conditions for the occupants.





Existing plans



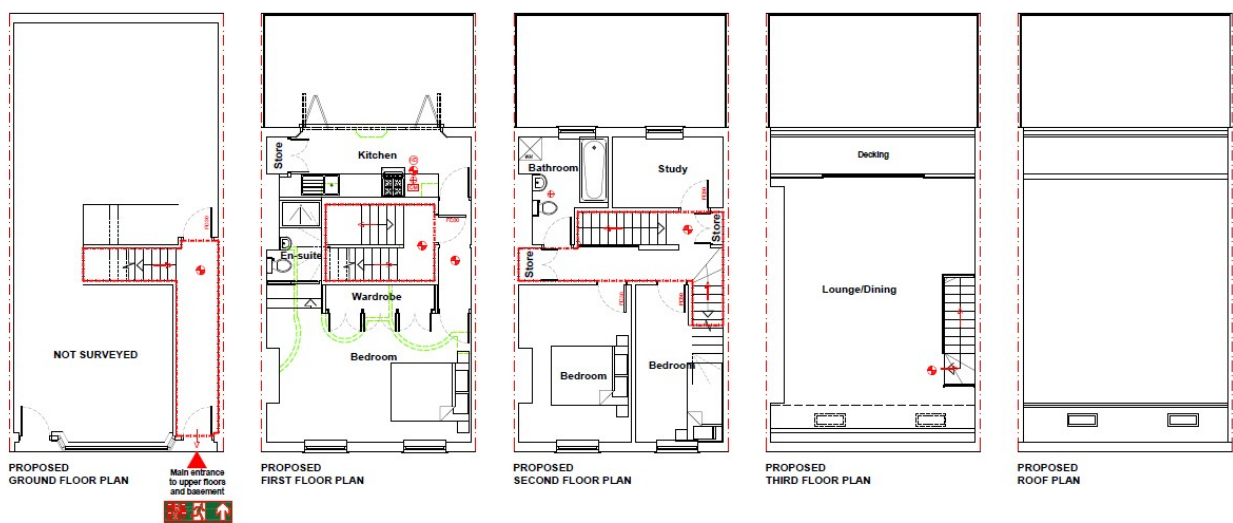
Existing elevations and section

2. Proposal

The proposed development includes the following key elements:

Internal Conversion:

- The first, second, and third floors will be combined to create a single three-bedroom, five-person family dwelling.
- Internal alterations will be carried out to facilitate this conversion, making better use of the existing space, improving circulation, and enhancing the overall layout to provide a more functional and cohesive living environment for the family currently occupying the property.



Proposed plans

Changes to Rear Fenestration:

- The rear fenestration of the upper floors will be altered to improve the natural light and ventilation to the proposed new layout. These changes will be minor, ensuring that they respect the character of the building and the surrounding area. The alterations will not affect the overall appearance of the building from the public realm.



No Change to the Commercial Use:

- The ground floor and basement, remain unchanged as part of this proposal.

3. Justification

- **Use of Space:** The conversion of the first, second, and third floors into a single dwelling will enable more efficient use of the available space. This aligns with the family's needs. The proposed changes will not only improve the quality of the living space but also provide a more suitable and adaptable home for the occupants.
- **Design and Impact:** The internal alterations will not alter the external appearance of the building significantly. The proposed changes to the rear fenestration will be in keeping with the character of the building and will enhance the living conditions without causing harm to the surrounding area. The alterations are modest and will not have a detrimental impact on the visual amenity of the property or its surroundings.
- **Compliance with Planning Policy:** The proposal is consistent with the objectives of local planning policies, particularly those that encourage the efficient use of existing buildings and promote the improvement of living conditions. The changes will not

result in any adverse impact on neighbouring properties, and the development will respect the scale and character of the building and the wider context of Chalcot Road.

4. Conclusion

The proposed conversion of the first, second, and third floors of 45 Chalcot Road into a single, three-bedroom, five-person family dwelling will improve the internal living environment for the current occupants. The internal alterations and minor changes to the rear fenestration will optimise the space while maintaining the character of the building. The ground floor and basement commercial and residential use will remain unchanged. This application represents a logical and beneficial use of the property and complies with local planning policies. We respectfully request that the application be granted permission.